

1LT JOHN S TURNER USARC

Army Cleanup Program

Installation Action Plan Final

June 2024

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STATEMENT OF PURPOSE

The Installation Action Plan (IAP) provides evidence that the Army is firmly committed to expeditious identification and cleanup of environmental contamination, and that the installation has a credible, organized program to carry out that commitment. The IAP provides an outline of the total multi-year environmental cleanup program for each site with ongoing or future planned restoration activity and includes the (1) environmental restoration requirements, (2) the rationale for the selected technical approach, and (3) foundation to develop corresponding financial needs for each cleanup site.

INSTALLATION OVERVIEW

Installation Name: 1LT JOHN S TURNER USARC

Installation City: Fairfield

Installation County: Fairfield

Installation State: Connecticut

Regulatory Participation - Federal: N/A

Regulatory Participation - State: Connecticut Department of Energy and Environmental Protection (CTDEEP)

ACRONYMS

Acronym	Definition
CC	Compliance-related Cleanup
CMI(C)	Corrective Measures Implementation (Construction)
CMI(O)	Corrective Measures Implementation (Operations)
CMS	Corrective Measures Study
COC	Contaminant of Concern
CRL	Cleanup Restoration & Liabilities
CS	Confirmation Sampling
CT	Connecticut
CTDEEP	Connecticut Department of Energy and Environmental Protection
DES	Design
ECP	Environmental Condition of Property
ENV	Environmental
HRS	Hazard Ranking Score
IAP	Installation Action Plan
ID	Identification
IR	Installation Restoration
IRA	Interim Remedial Action
LNAPL	Light Non-Aqueous Phase Liquid
LTM	Long-Term Management
LUC	Land Use Control
MDL	McGuire-Dix-Lakehurst
MR	Munitions Response
MRSP	Munitions Response Site Prioritization Protocol
MW	Monitoring Well
NPL	National Priorities List
PR	Periodic Review
RAB	Restoration Advisory Board
RC	Response Complete
RCRA	Resource Conservation and Recovery Act
RFA	RCRA Facility Assessment
RFI	RCRA Facility Investigation
RIP	Remedy-in-Place
RRSE	Relative Risk Site Evaluation
SC	Site Closeout
SVOC	Semi-Volatile Organic Compound

Acronym	Definition
SWPC	Surface Water Protection Criteria
TAPP	Technical Assistance for Public Participation
USARC	US Army Reserve Center
UST	Underground Storage Tank

PHASE TRANSLATION TABLE

CERCLA Phase	RCRA Phase	RCRA UST Phase
Preliminary Assessment (PA)	RCRA Facility Assessment (RFA)	Initial Site Characterization (ISC)
Site Inspection (SI)	Confirmation Sampling (CS)	Investigation (INV)
Remedial Investigation/ Feasibility Study (RI/FS)	RCRA Facility Investigation/Corrective Measures Study (RFI/CMS)	Corrective Action Plan (CAP)
Remedial Design (RD)	Design (DES)	Design (DES)
Interim Remedial Action (IRA)	Interim Measure (IM)	Interim Remedial Action (IRA)
Remedial Action (Construction) (RA(C))	Corrective Measures Implementation (Construction) (CMI(C))	Implementation (Construction) (IMP(C))
Remedial Action (Operations) (RA(O))	Corrective Measures Implementation (Operations) (CMI(O))	Implementation (Operations) (IMP(O))
Long-Term Management (LTM)	Long-Term Management (LTM)	Long-Term Management (LTM)

PROGRAM SUMMARY

Number of Open Sites with Response Complete/Total Open IR Sites: 0/1

Number of Open Sites with Response Complete/Total Open MR Sites: 0/0

Number of Open Sites with Response Complete/Total Open CC Sites: 0/0

SITE-LEVEL INFORMATION

1979A.1005_CT004-Site 05_PRODUCT IN GROUNDWATER

Env Site ID: CT004-Site 05

Cleanup Site: PRODUCT IN GROUNDWATER

Alias: #

Regulatory Driver: RCRA-I

RIP Date: 6/24/2021

RC Date: 6/24/2054

RC Reason: Not assigned

SC Date: 6/25/2054

Program: ENV Restoration, Army

Subprogram: IR

NPL Status: No

Hazardous Ranking Score: 0

RRSE: Low

MRSPP: N/A

Phase	Start	End
ISC:	8/15/2006	11/15/2007
INV:	2/15/2010	12/15/2013
CAP:	1/15/2014	10/9/2018
DES:	3/15/2018	6/24/2021
IRA:	--	--
IMP(C):	10/9/2018	6/24/2021
IMP(O):	6/24/2021	6/24/2054
LTM:	--	--

Site Narrative: In 1955, the US government acquired approximately five acres of land that is currently 1LT John S. Turner US Army Reserve Center (USARC) in Fairfield, Connecticut. The property served as a reserve and mobilization center for the US Army Reserve, and was used as an administrative, logistical, and educational facility. The installation has been vacant since 2014. Site 5 is defined as the area impacted by releases from three former removed underground storage tanks (UST) located adjacent to the administration building. Two heating oil USTs, 1,000 and 5,000 gallons in size, were removed from the site in May 1998 due to conversion to natural gas. An original 6,280-gallon UST assumed to have been replaced by the 5,000-gallon UST was removed. A petroleum release was evaluated during the 1998 removal of the 5,000-gallon UST. It is likely that the original fuel oil UST was the source of the release. An environmental condition of property (ECP) report was performed at the installation in April 2007. The results of the ECP triggered a response from the Connecticut Department of Energy and Environmental Protection (CTDEEP) in 2011 that recommended further investigation. A site investigation conducted in 2010-2011 was developed to determine the source of the oil-impacted groundwater. A groundwater monitoring program was instituted following a December 2011 monitoring event. A sheen was observed with petroleum odors in monitoring well (MW)-02 exceeding the surface water protection criteria (SWPC). The site characterization addendum recommended the performance of six consecutive quarterly sampling events with the last sampling event occurring in October 2013. Over the six monitoring events, monitoring well MW-02 showed sporadic semi-volatile organic compound (SVOC) detections at concentrations in excess of the CTDEEP SWPC. In addition, approximately one-half to 1 inch of light non-aqueous phase liquid (LNAPL) was observed in monitoring well MW-02 in October 2013. A supplemental soil and groundwater investigation was completed in 2017. Elevated SVOC concentrations (exceeding the SWPC) have been observed in groundwater at monitoring well MW-02 since its 2011 installation and in two grab samples collected from beneath the boiler room in 2011. LNAPL was detected in monitoring well MW-02 in October 2013 and October 2017. The extent of SVOC impacted groundwater is limited to approximately 0.13 acres or 5,500 square feet in the vicinity of monitoring well MW-02 and has been shown to be generally absent through soil, groundwater, soil vapor, and indoor air

sampling. A Closure Plan in accordance with CTDEEP UST Closure Requirement was finalized in 2018, marking completion of the remedial investigation/feasibility study phase. Resource Conservation and Recovery Act (RCRA) Cleanup Strategy requirements for petroleum impacts are coordinated through CTDEEP with a licensed environmental professional. Soil with impacts exceeding the direct exposure criteria is inaccessible based on the depth of overlying soils (15 feet below grade) or presence of an existing building, in accordance with the remediation standard regulations definition of “inaccessible soil.” Removal of the impacted soils is not feasible given the relative proximity to the building foundation. Therefore, land use controls (LUC) requiring (1) the soil overlying the impacted areas may only be disturbed to a depth of eight feet to allow two feet of buffer soil above the shallowest observable petroleum impacts; and (2) the building, specifically the floor of the basement boiler room, may not be removed and must be maintained in good condition such that impacted soil remains inaccessible at all times. No cracks or degradation in the sealant currently on the walls are allowable and repairs must be conducted when necessary. The expected closure for groundwater is to implement monitoring at each of the onsite wells for the contaminants of concern (COC) to (1) monitor continued compliance with the SWPC at the downgradient property boundary; (2) measure the presence of and remove LNAPL in monitoring well MW-02 to reduce contaminant mass; and (3) collect additional groundwater data to conduct trend analyses of COCs. Compliance monitoring consists of four consecutive events conducted within two years. Because hazardous substances will remain in soils at the site at concentrations exceeding levels that allow for unlimited use/unlimited exposure, LUCs will be monitored by 99th Readiness Division staff. Periodic remedy reviews will continue indefinitely or until property disposal. The Army plans to dispose of the property to the city of Fairfield (Special Legislation) in the near future. Upon transfer, the city of Fairfield will record an environmental land use restriction through CTDEEP and the Army will continue to monitor groundwater until cleanup objectives are met.

SITE SUMMARY

SITE CLOSEOUT SUMMARY

CRL ID	Site Name	Site Closeout Date
1979A.1001	SITE 01_#2 FUEL OIL UST (6,000 GAL.)	5/31/1989
1979A.1002	SITE 02_#2 FUEL OIL UST (1,000 GAL.)	12/31/1991
1979A.1003	SITE 03_WASTE OIL UST (1,000 GAL.)	5/31/1989
1979A.1004	SITE 04_PAINT STORAGE	5/31/1989

COMMUNITY INVOLVEMENT

Community Involvement Plan (Date Last Reviewed):	3/1/2016
Technical Review Committee Establishment Date:	N/A
Restoration Advisory Board (RAB) Establishment Date:	N/A
RAB Adjournment Date:	N/A
RAB Adjournment Reason:	N/A
Reasons for Not Establishing RAB:	No sufficient, sustained community interest in a RAB has been expressed by the community
RAB Date of Solicitation from Community:	August 2014
RAB Results of Solicitation:	Insufficient community interest in a RAB
Current Technical Assistance for Public Participation (TAPP):	N/A
TAPP Title:	N/A
Potential TAPP:	N/A
Administrative Record Location:	Headquarters 99th Readiness Division, 5231 South Scott Plaza, Joint Base McGuire-Dix-Lakehurst (MDL), New Jersey
Information Repository Location:	Headquarters 99th Readiness Division, 5231 South Scott Plaza, Joint Base MDL, New Jersey

FIVE-YEAR / PERIODIC REVIEW SUMMARY

Status	Review Type	Start Date	End Date	Plans Narrative	Actions Narrative	Results Narrative
Future	PR	6/24/2025	6/24/2026	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A