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July 26, 2016

Scott R. Surovchak
Office of Legacy Management
11025 Dover Street, Suite 1000
Westminster, CO 80021

Subject: **Conditional Site Rehabilitation Completion Order (SRCO) for the Northeast Site**
Young - Rainey STAR Center
Former Pinellas Department of Energy Site
Bryan Dairy Road
Largo, Florida 33777, Pinellas County
FL6 890 090 008
Corrective Action Permit No. 0034170/HH/004

Dear Mr. Surovchak:

The DoD & Brownfields Partnerships Section has reviewed the No Further Action with Controls Proposal for the Young-Rainey STAR Center (formerly the U.S. Department of Energy Pinellas Plant facility) for the Northeast Site, dated May 2013, located at 7887 Bryan Dairy Road, Largo, Florida. This report was prepared by the U.S. Department of Energy under the terms of the Hazardous and Solid Waste Amendment (HSWA) permit. Documentation showing the location of the Young-Rainey Star Center and the location of the "contaminated site" (i.e., contaminant plume) for which this Order is being issued are attached as Exhibits 1 and 2 and are incorporated by reference herein.

This conditional Order is being issued for a portion of the STAR Center referred to as the Northeast Site also referred to as Solid Waste Management Unit (SWMU) PIN15. Discharges at his facility were reported to the USEPA on April 7, 1993.

In the late 1960s drums of waste and construction debris were disposed of in the swampy area of the Northeast Site. The U.S. Environmental Protection Agency identified this site as a SWMU in the early 1990s. Operation of an interim groundwater recovery system commenced in January 1992.

A portion of the Northeast Site was excavated to remove debris, drums of waste, and other materials that could inhibit future corrective measures, in 1995. A corrective measure with an enhanced pump and treat system was approved in 1997. Non-aqueous-phase liquids (NAPLs) were identified in a few monitoring and recovery wells in 1998. An *Interim Measures Work Plan for Remediation of Non-Aqueous Phase Liquids at the Northeast Site* (DOE 2001) was submitted to FDEP in late November 2001. The purpose of this document was to present the plan to remediate NAPLs at two areas (NAPL Areas A and B) of the Northeast Site using a thermal remediation method. FDEP approved this document on January 10, 2002.

Thermal treatment of Area A was completed in 2003. Treatment of Area B was completed in 2006. Groundwater monitoring identified an area of persistent contamination. In order to address this area of residual contamination large-diameter auger excavation was completed in May 2009. As a follow-up to the LDA work, emulsified soybean oil and the *Dehalococcoides ethenogenes* microorganism were injected into the subsurface at 75 temporary points at the site in January and February 2010.

Remedial activities conducted by DOE have resulted in the removal of the source of groundwater contamination and post-treatment groundwater monitoring documents declining concentration trends in all wells. The plume is shrinking and will not migrate beyond the boundaries covered by the institutional control (Exhibit 1).

The Conditional NFA Proposal for the WWNA is supported by earlier submittals, prepared pursuant to the HSWA permit, which can be found in the Department's document repository at: <http://depdms.dep.state.fl.us/Oculus/servlet/login>.

Based on the documentation submitted with the Conditional NFA Proposal and other submitted documents, the Department has reasonable assurance that U.S Department of Energy has met the criteria in Chapter 62-780, F.A.C., including the commitments set forth in the technical submittals with respect to the recordation of institutional controls. The technical submittals indicate that acceptable Alternative Cleanup Target Levels (ACTL's) have been established for groundwater contaminants remaining at the above-referenced contaminated site, in conjunction with appropriate institutional controls. Therefore, you have satisfied the site rehabilitation requirements for the above-referenced contaminated site and are released from any further obligation to conduct site rehabilitation at the contaminated site, except as set forth below. See attached tables (Exhibit 1), incorporated by reference herein, which includes information regarding the contaminants, affected media, applicable cleanup target levels, and the ACTL's established for the contaminated site that is the subject of this Order.

A Declaration of Restrictive Covenant was recorded by the Pinellas County Industrial Development Authority on September 18, 2015, in Official Record Book 18926, Pages 880-888, Public Records of Pinellas County, Florida, and is attached and incorporated by reference as Exhibit 2.

Failure to meet the following requirements will result in the revocation of this Order:

- (a) You are required to properly plug and abandon all monitoring wells, injection wells, extraction wells, and sparge wells unless these wells are otherwise required for compliance with a local ordinance or another cleanup within 60 days of receipt of this Order. The monitoring wells must be plugged and abandoned in accordance with the requirements of Rule 62-532.500(5), F.A.C. A Well Plugging Report shall be submitted within 30 days of well plugging;
- (b) Any current or future real property owner of the above-referenced contaminated site must comply with the provisions contained within the Declaration of Restrictive Covenant (attached) recorded prior to the execution of this Order;
- (c) If the current or future real property owner of the above-referenced contaminated site proposes to remove the institutional controls, the real property owner shall obtain prior written approval from the Department. The removal of the controls shall be accompanied by the immediate resumption of site rehabilitation or implementation of other approved controls, unless it is demonstrated to the Department that the criteria of subsection 62-780.680(1), F.A.C., are met.

Further, in accordance with Chapter 376.30701(4), Florida Statutes (F.S.), upon completion of site rehabilitation, additional site rehabilitation is not required unless it is demonstrated that:

- (a) Fraud was committed in demonstrating site conditions or completion of site rehabilitation;
- (b) New information confirms the existence of an area of previously unknown contamination which exceeds the site-specific rehabilitation levels established in accordance with Section 376.30701(2), F.S., or which otherwise poses the threat of real and substantial harm to public health, safety, or the environment;
- (c) The level of risk is increased beyond the acceptable risk established under Section 376.30701(2), F.S., due to substantial changes in exposure conditions, such as a change in land use from nonresidential to residential use. Any person who changes the land use of the site, thereby causing the level of risk to increase beyond the acceptable risk level, may be required by the department to undertake additional remediation measures to ensure that human health, public safety, and the environment are protected consistent with Section 376.30701, F.S.; or
- (d) A new discharge of pollutants or hazardous substances occurs at the site subsequent to the issuance of this Order.

Legal Issues

The Department's Order shall become final unless a timely petition for an administrative hearing is filed under sections 120.569 and 120.57, F.S., within **21** days of receipt of this Order. The procedures for petitioning for a hearing are set forth below.

Persons affected by this Order have the following options:

A. If you choose to accept the Department's decision regarding this Conditional SRCO, you do not have to do anything. This Order is final and effective on the date filed with the Clerk of the Department, which is indicated on the last page of this Order.

B. If you choose to challenge the decision, you may do the following:

1. File a request for an extension of time to file a petition for hearing with the Department's Agency Clerk in the Office of General Counsel within **21** days of receipt of this Order. Such a request should be made if you wish to meet with the Department in an attempt to informally resolve any disputes without first filing a petition for hearing; or

2. File a petition for administrative hearing with the Department's Agency Clerk in the Office of General Counsel within **21** days of receipt of this Order.

Please be advised that mediation of this decision pursuant to section 120.573, F.S., is not available.

How to Request an Extension of Time to File a Petition for Hearing

For good cause shown, pursuant to Rule 62-110.106(4), F.A.C., the Department may grant a request for an extension of time to file a petition for hearing. Such a request must be filed (received) by the Agency Clerk in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000, within **21** days of receipt of this Order. Petitioner, if different from Scott R. Surovchak Office of Legacy Management, shall mail a copy of the request to the Scott R. Surovchak Office of Legacy Management at the time of filing. Timely filing a request for an extension of time tolls the time period within which a petition for administrative hearing must be made.

How to File a Petition for Administrative Hearing

A person whose substantial interests are affected by this Order may petition for an administrative hearing under sections 120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed (received) by the Agency Clerk in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida, 32399-3000, within **21** days of receipt of this Order. Petitioner, if different from the Scott R. Surovchak Office of Legacy Management, shall mail a copy of the petition to the Scott R. Surovchak Office of Legacy Management, at the time of filing. Failure to file a petition

within this time period shall waive the right of anyone who may request an administrative hearing under sections 120.569 and 120.57, F.S.

Pursuant to subsection 120.569(2), F.S., and Rule 28-106.201, F.A.C., a petition for administrative hearing shall contain the following information:

- a) The name, address, and telephone number of each petitioner; the name, address, and telephone number of the petitioner's representative, if any; the site owner's name and address, if different from the petitioner; the DEP facility number; and the name and address of the facility;
- b) A statement of when and how each petitioner received notice of the Department's action or proposed action;
- c) An explanation of how each petitioner's substantial interests are or will be affected by the Department's action or proposed action;
- d) A statement of the disputed issues of material fact, or a statement that there are no disputed facts;
- e) A statement of the ultimate facts alleged, including a statement of the specific facts the petitioner contends warrant reversal or modification of the Department's action or proposed action;
- f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the Department's action or proposed action; and
- g) A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes the Department to take with respect to the Department's action or proposed action.

This Order is final and effective on the date filed with the Clerk of the Department, which is indicated on the last page of this Order. Timely filing a petition for administrative hearing postpones the date this Order takes effect until the Department issues either a final order pursuant to an administrative hearing or an Order Responding to Supplemental Information provided to the Department pursuant to meetings with the Department.

Judicial Review

Any party to this Order has the right to seek judicial review of it under section 120.68, F.S., by filing a notice of appeal under rule 9.110 of the Florida Rules of Appellate Procedure with the Agency Clerk of the Department in the Office of General Counsel, Mail Station 35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000, and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within thirty days after this order is filed with the clerk of the Department (see below).

Questions

Any questions regarding the Department's review of your NFA Proposal should be directed to John R. Armstrong at 2600 Blair Stone Road, Mail Station 4535, Tallahassee, Florida

Scott R. Surovchak
Northeast Site Conditional SRCO Proposal
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32399-2400, telephone number (850) 245-8981, or e-mail at John.Armstrong@dep.state.fl.us. Questions regarding legal issues should be referred to the Department's Office of General Counsel at (850)245-2242. Contact with any of the above does not constitute a petition for administrative hearing or request for an extension of time to file a petition for administrative hearing.

Sincerely,



Peter Cornais, Program Administrator
Waste Cleanup Program
Division of Waste Management

PC/jra

Enclosures (Exhibits 1 and 2)

cc: FILE
Bryan Baker, FDEP, Tallahassee

FILING AND ACKNOWLEDGMENT
FILED, on this date, pursuant to §120.52
Florida Statutes, with the designated
Department Clerk, receipt of which is
hereby acknowledged.



07/27/2016

Clerk
(or Deputy Clerk)

Date

**Pinellas Environmental
Restoration Project**

**Site Rehabilitation
Completion Report
with No Further Action Proposal
for the Northeast Site**

May 2013



U.S. DEPARTMENT OF
ENERGY

Legacy
Management

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Pinellas Environmental Restoration Project

**Site Rehabilitation Completion Report with
No Further Action Proposal
for the Northeast Site**

May 2013

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Abbreviations

amsl	above mean sea level
cDCE	<i>cis</i> -1,2-dichloroethene
COPC	contaminant of potential concern
CTL	Cleanup Target Level
DOE	U.S. Department of Energy
EPA	U.S. Environmental Protection Agency
F.A.C.	<i>Florida Administrative Code</i>
FDEP	Florida Department of Environmental Protection
ft	feet
LDA	large-diameter auger
µg/L	micrograms per liter
NAPLs	nonaqueous-phase liquids
RMO	Risk Management Option
STAR Center	Young - Rainey Science, Technology, and Research Center
TCE	trichloroethene
VC	vinyl chloride

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1.0 Purpose

The purpose of this Site Rehabilitation Completion Report is to present the post-active-remediation monitoring results for the Northeast Site and to propose No Further Action with Controls. This document includes information required by Chapter 62-780.750(4)(d), 62-780.750(6), and 62-780.600(8)(a)27 *Florida Administrative Code* (F.A.C.). The *Closure Monitoring Plan for the Northeast Site and 4.5 Acre Site* (DOE 2009a) describes the approach for post-active-remediation monitoring.

The Young - Rainey Science, Technology, and Research Center (STAR Center) is a former U.S. Department of Energy (DOE) facility constructed in the mid-1950s. The 99-acre STAR Center is located in Largo, Florida (Figure 1). The Northeast Site is located in the northeast corner of the STAR Center (Figure 2).

2.0 Site Remediation History

A remediation timeline for the Northeast Site is shown in Figure 3. In the late 1960s drums of waste and construction debris were disposed of in the swampy area of the Northeast Site. The U.S. Environmental Protection Agency (EPA) identified the Northeast Site as a solid waste management unit (DOE 1991a), and DOE subsequently submitted to EPA an Interim Corrective Measures Study (DOE 1991b). An interim groundwater recovery system for the Northeast Site was installed, and operation commenced in January 1992.

In 1995, a portion of the Northeast Site was excavated to remove debris, drums of waste, and other materials that could inhibit future corrective measures. Detailed descriptions of the debris-removal activities were submitted to EPA and the Florida Department of Environmental Protection (FDEP) as part of the *Northeast Site Interim Measures Quarterly Progress Report* (DOE 1996a).

In 1996, DOE submitted the *Northeast Site Corrective Measures Implementation Plan* (DOE 1996b) to EPA and FDEP, and this plan was approved by both regulatory agencies in 1997. This plan continued the pump-and-treat strategy, and additional recovery wells were installed.

Nonaqueous-phase liquids (NAPLs) were identified in a few monitoring and recovery wells in 1998. An *Interim Measures Work Plan for Remediation of Non-Aqueous Phase Liquids at the Northeast Site* (DOE 2001) was submitted to FDEP in late November 2001. The purpose of this document was to present the plan to remediate NAPLs at two areas (NAPL Areas A and B) of the Northeast Site using a thermal remediation method. FDEP approved this document on January 10, 2002.

Construction of the NAPL Area A treatment system began in late May 2002, and system startup occurred on September 26, 2002. NAPL treatment was completed on February 28, 2003. The *Northeast Site Area A NAPL Remediation Final Report* (DOE 2003b) describes the thermal remediation of NAPL Area A.

Construction of the NAPL Area B treatment system began in July 2004 and was completed in early August 2005, and operations began on August 16, 2005. NAPL treatment was completed on August 29, 2006. The *Final Report Northeast Site Area B NAPL Remediation Project at the Young - Rainey STAR Center, Largo, Pinellas County, Florida* (DOE 2007) describes NAPL Area B remediation.

Monitoring wells were installed at the former NAPL areas to monitor the remaining dissolved-phase plumes. Groundwater samples from a few of the wells continued to show high concentrations of contaminants. Soil samples were collected from 78 soil borings from August 2007 to June 2008 to evaluate the potential for a contaminant source remaining in the subsurface at these locations. Areas of soil containing contaminant concentrations that exceeded the leachability based on groundwater of poor quality Cleanup Target Levels (CTLs) listed in Table II in Chapter 62-777 F.A.C. were designated for excavation.

Soil excavation using the large-diameter auger (LDA) method began on January 14, 2009, and was completed on May 22, 2009. A total of 243 large-diameter and 352 small-diameter borings were completed. Approximately 8,387 cubic yards of soil were excavated, including 4,667 cubic yards removed as clean overburden and 3,720 cubic yards of contaminated soils that were removed, characterized for waste disposal, and disposed of as nonhazardous waste at a Resource Conservation and Recovery Act Subtitle D non-hazardous waste landfill. Additional information regarding the Northeast Site LDA work is available in the *Interim Remedial Action for Source Removal at the Northeast Site Final Report* (DOE 2009b). No contaminant source material remained after this excavation event.

As a follow-up to the LDA work, emulsified soybean oil and the *Dehalococcoides ethenogenes* microorganism were injected into the subsurface at 75 temporary points at the site in January and February 2010. The *Injection of Emulsified Soybean Oil at the Northeast Site and 4.5 Acre Site* (DOE 2010) was prepared to describe the work required for this task. This project has resulted in a significant decrease in contaminant mass and concentration in groundwater around the former contaminant source areas and in the downgradient contaminant plume.

With the completion of the LDA project to remove the remaining contaminant source material, DOE initiated monitoring for site closure. The *Closure Monitoring Plan for the Northeast Site and 4.5 Acre Site* (DOE 2009a) describes the approach for post-active-remediation monitoring (Chapter 62-780.750, F.A.C.). Post-active-remediation monitoring began in August 2009 and was completed in September 2012.

3.0 Contaminants of Potential Concern

The contaminants of potential concern (COPCs) for the Northeast Site were determined in the *Historical Review and Evaluation of Contaminants of Potential Concern* (DOE 2003a). The COPCs are trichloroethene (TCE), *cis*-1,2-dichloroethene (cDCE), vinyl chloride (VC), benzene, toluene, and methylene chloride (Table 1).

The applicable CTLs for these COPCs are those for groundwater of “low yield/poor quality” listed in Table 1 of Chapter 62-777, F.A.C. According to FDEP, use of these poor water quality

CTLs applies only on the STAR Center (onsite CTLs). The regular groundwater CTLs (Table 1) apply to offsite areas (offsite CTLs).

The use of poor water quality CTLs is based on a comprehensive review of background data for both the STAR Center (DOE 2003a) and the Northeast Site that determined that iron and aluminum concentrations in groundwater are naturally elevated and far exceed State of Florida secondary drinking water standards listed in Chapter 62-550, F.A.C. The iron and aluminum data are discussed in Appendix A.

4.0 Hydrogeology

The uppermost deposits at the Northeast Site are known as the surficial sediments and consist of unconsolidated silty to shelly sands that are about 30 feet (ft) thick. Depth to groundwater ranges from about 1 to 5 ft below land surface, depending on the season. No municipal water supplies are obtained from the surficial aquifer due to the poor yield and poor quality of the groundwater. Underlying the surficial sediments is the Hawthorn Group. The Hawthorn Group is a 70-ft-thick clay aquitard that separates the surficial aquifer from the underlying upper Floridan aquifer.

One man-made pond, the East Pond, was constructed on the Northeast Site in 1968 to collect storm-water runoff from parking lots and buildings. The East Pond is hydraulically connected to the shallow portion of the surficial aquifer. Typically, the shallow surficial aquifer recharges the East Pond, but occasionally, during periods of high rainfall, the East Pond recharges the shallow surficial aquifer.

The surficial aquifer at the STAR Center, including the Northeast Site, acts as a two-layer hydraulic system due mainly to horizontal-to-vertical anisotropy. In the shallow surficial aquifer, groundwater flow is generally toward the east with an occasional southeastward component. The hydraulic gradient in the shallow surficial aquifer averages about 0.002 ft/ft, and groundwater is estimated to move about 3–5 ft/year. Similar flow patterns and velocity are observed in the deep surficial aquifer. Figures 4–7 are groundwater flow maps for the shallow and deep surficial aquifer for March (dry season) and September (wet season) 2012. Groundwater elevation data are listed in Table 2. Well completion data are listed in Table 3.

5.0 Post-Active-Remediation Monitoring Results

Northeast Site post-active-remediation monitoring began in August 2009 and was completed in September 2012. Nine wells were chosen for post-active-remediation monitoring in the *Closure Monitoring Plan for the Northeast Site and 4.5 Acre Site* (DOE 2009a). Post-active-remediation monitoring results are listed in Table 4. All post-active-remediation monitoring laboratory reports (August 2009–September 2012), including chain of custody forms, are included as Appendix B.

Wells PIN15-0593 and -0594 were installed in October 2009, so post-active-remediation monitoring in these wells started in December 2009 instead of August 2009. Well PIN15-0593

became unusable and was abandoned in May 2011. Well PIN15-0595 was installed nearby to replace well 0593 and is screened at the same interval (Table 3).

5.1 COPCs Results

As of the September 2012 sampling event, the concentrations of all COPCs (TCE, cDCE, VC, methylene chloride, benzene, and toluene) had decreased to levels below the poor water quality CTLs in all post-active-remediation monitoring wells (Table 4). Only VC in well 0537 and benzene in wells 0594 and 0595 exceeded the regular CTLs. Figures 8–11 are maps showing cDCE, VC, benzene, and toluene concentration in September 2012. Maps for TCE and methylene chloride were not made because these COPCs were not detected in any wells in September 2012.

As can be seen on the maps, no COPCs were detected in September 2012 in the wells located hydraulically downgradient (0520, 0534, 0568, and 0569). No COPCs were detected in three of these wells (0520, 0534, and 0568) during post-active-remediation monitoring. This demonstrates that the remaining contamination is not near the property boundary. The wells in which COPCs were detected in September 2012 are located in the interior of the site, about 300 ft or more from the property boundary.

COPC concentration trends during post-active-remediation monitoring are shown in Figures 12–18. TCE and methylene chloride are not included in the plots because they were only detected rarely and at very low concentrations (Table 4). Trends for wells PIN15-0520, -0534, and -0568 were not plotted because COPCs were not detected in samples from these wells.

VC and cDCE are susceptible to enhanced biodegradation by the emulsified soybean oil that was injected at the site in January 2010, and both these COPCs show significant declining concentration trends. Benzene and toluene are not directly susceptible to remediation by emulsified soybean oil, but nonetheless both COPCs show stable or declining concentration trends (Figures 12–18), with the exception of wells PIN15-0593 and -0595. The toluene concentrations in these two wells show some variability over time, but the maximum detected concentration since post-active-remediation monitoring started is 28 micrograms per liter ($\mu\text{g/L}$), considerably below the 1,000 $\mu\text{g/L}$ regular CTL.

Although technically not part of the post-active-remediation monitoring, samples of water from the East Pond were collected and analyzed for the COPCs starting in 2008 (Table 5). cDCE was the only COPC detected, and it was detected only once, in September 2012, at 0.21 $\mu\text{g/L}$, a value very near the 0.15 $\mu\text{g/L}$ detection limit. These results demonstrate that the East Pond is not negatively impacted by COPCs in groundwater.

5.2 Sampling Procedure

All post-active-remediation monitoring samples were collected in accordance with the *Sampling and Analysis Plan for U.S. Department of Energy Office of Legacy Management Sites* (LMS/PLN/S04351), using FDEP procedures. All monitoring wells were micropurged using a dedicated bladder pump or a peristaltic pump. Sampling was performed when the field measurements stabilized, in accordance with FDEP procedures. All samples were submitted to TestAmerica, Denver, Colorado, for analysis. TestAmerica Denver is accredited by the Florida

Department of Health in accordance with the National Environmental Laboratory Accreditation Conference (certification number E87667). The COPCs were analyzed using EPA SW-846 Method 8260.

Field measurements of pH, dissolved oxygen, and other parameters are reported in semiannual progress reports (<http://www.lm.doe.gov/Pinellas/Documents.aspx>). The results from the analytical laboratory were checked for quality assurance/quality control through duplicate samples and trip blanks as described in the semiannual progress reports.

6.0 Plume Stability Evaluation

The COPCs for the Northeast Site are TCE, cDCE, VC, benzene, toluene, and methylene chloride. Three separate source removal events (two electrical heating events and one soil excavation event) have removed all contaminant source material from the subsurface, leaving only contaminants dissolved in groundwater. As described in Section 2, the soil excavation action removed any soil that contained contaminant concentrations in excess of soil CTLs, so groundwater is the sole medium of concern. Source removal, combined with the injection of emulsified soybean oil to enhance contaminant biodegradation as a polishing step, has resulted in a significant decrease in contaminant concentrations.

Contaminant concentration trends indicate that the plume is shrinking. “Plume” is defined in Chapter 62-780.200(34) as “the portion of an aquifer or aquifers in which groundwater contamination above applicable CTLs, and background concentrations as defined in subsection 62-780.200(5), F.A.C., has been detected.” The concentrations of all COPCs were below the poor water quality CTLs (which are the applicable CTLs) as of September 2012, so there is no contaminant plume remaining at the Northeast Site.

One of the requirements for a risk-based site closure, as defined in Chapter 62-780.680 and discussed in Section 8 of this document, is that contaminant concentrations at the property boundaries do not, and will not, exceed the regular CTLs. Groundwater flow is to the east with a velocity of a few feet per year, so based on contaminant concentrations and location, it is very unlikely that concentrations in excess of the regular CTLs will migrate offsite.

7.0 Risk Evaluation

Because of the current and projected land and water use at the Northeast Site and the limited extent and magnitude of groundwater contamination, a quantitative risk assessment was not performed for the site. Currently there are no uses of surficial aquifer groundwater at the STAR Center or the adjacent properties. Contamination is limited to the surficial aquifer. Downward movement into the Floridan aquifer is prevented by the presence of the thick, low-permeability Hawthorn Group sediments.

Water from the East Pond may be used for irrigation at the STAR Center. The shallow groundwater is in hydraulic connection to surface water in the East Pond. Based on the very low remaining concentrations of COPCs in the groundwater and the results of analysis of samples of

the pond water, discharge of groundwater to the pond will not negatively impact pond water quality.

The only potential exposure route to site-related contamination would be through installation of wells and extraction of groundwater from the shallow surficial aquifer within the site boundary. Access to the shallow groundwater will be prevented by a restrictive covenant, as described in Section 8.

8.0 No Further Action Proposal

Reductions in COPC concentrations in groundwater at the Northeast Site have been achieved through source removal and active groundwater remediation. The remaining contamination consists of very low concentrations of COPCs, is very limited in extent, and remains confined to the interior of the site. COPC concentration trends strongly support the interpretation of a shrinking plume. At this time, DOE proposes that a “No Further Action With Controls” determination be made for the Northeast Site and that the site can proceed to closure. This requires the selection of the appropriate Risk Management Option (RMO) for the site under the State of Florida’s Contaminated Site Cleanup Criteria (Chapter 62-780 F.A.C.). The three RMOs are defined in Chapter 62-780.680 F.A.C.

From a practical standpoint, the two main outcomes of those RMOs are either “No Further Action Without Controls” or “No Further Action With Controls.” Controls are considered to be either engineered features or administrative (institutional) controls that reduce or eliminate the migration of and/or exposure to contamination. A slurry wall is an example of an engineered control; a deed restriction is a type of institutional control.

The State of Florida’s current risk-based approach to cleanup allows levels of cleanup that are less stringent than regular CTLs, provided these “alternative CTLs” are protective. Under current conditions at the Northeast Site, there are no complete exposure pathways to site-related contamination. Contaminant concentrations in the subsurface pose no threat to current onsite or offsite receptors and will pose no threat when the site is developed. The applicability of each RMO with respect to the Northeast Site is provided in this section.

8.1 No Further Action Without Controls (RMO I)

RMO I requires that the regular CTLs be met in site groundwater. Although FDEP has agreed that the poor water quality CTLs specified in Table 1 in Chapter 62-777 F.A.C. apply to the Northeast Site, Chapter 62-780.680(1)(c)1. F.A.C. states that the regular CTLs listed in Table 1 in Chapter 62-777 F.A.C. must be met for site closure under RMO I. As described in Section 5.1, concentrations of VC and benzene exceeded the regular CTLs in the last post-remediation monitoring event in September 2012. Therefore, RMO I is not applicable to the Northeast Site.

8.2 Risk Management Option II

In order for groundwater to qualify for a closure under RMO II, several criteria must be met. Generally, there cannot be a source of contamination remaining in the soil, the contamination must be contained within the site boundary, the plume must be stable and confined to the

immediate source area, the plume must be small in size, and it must be demonstrated that groundwater contamination has not adversely affected any surface water body in the area. An RMO II closure also requires the establishment of institutional controls to prevent use of the contaminated groundwater.

There is no source of contamination remaining at the Northeast Site. As described in Section 2.0, thermal NAPL remediation was conducted at two areas of the site from 2002 to 2006. A subsequent soil excavation action removed any contaminant concentrations in soil that exceeded the leachability based on poor quality groundwater CTLs listed in Table II, Chapter 62-777 F.A.C. The absence of contaminant source is also evident in the significant declining contaminant concentration trends observed in all monitoring wells.

The remaining low concentrations of COPCs are confined to the interior of the site (Figures 8–11). COPCs were not detected in well pair 0520/0534, located near the east property boundary, during post-active-remediation monitoring (Table 4). Downgradient well pair 0568/0569 had a single exceedance of the 1 µg/L VC regular CTL, 1.4 µg/L in December 2009 (Table 4).

The contaminant plume is shrinking, as can be seen in the concentration trends in Figures 12–18. As described in Section 5, the concentrations of all COPCs were below the poor water quality CTLs during the last post-active-remediation monitoring event in September 2012. Therefore, the first option in the groundwater section of RMO II (Chapter 62-780.680(2)(c)1) applies; this option allows application of the poor water quality CTLs onsite.

The contaminants that remain at the Northeast Site have not adversely affected the surface water of the East Pond, as demonstrated by analysis of pond water samples collected annually from 2008 to 2012 (Table 5). cDCE was the only COPC detected, and it was detected only once, at 0.21 µg/L. cDCE does not have a CTL for surface water. Based on the decreasing concentration trends, the area containing contaminants is shrinking and will not adversely affect the East Pond in the future.

DOE is working with the landowner to establish a restrictive covenant at the site that will (1) require written approval from FDEP before site groundwater can be used; (2) require an FDEP-approved plan for any dewatering activities on the site (such as for dewatering of a trench for construction); and (3) prevent alteration of site storm-water features without written approval by FDEP. Once the restrictive covenant is in place, there will be no potential for inappropriate use of, or exposure to, contaminated groundwater. The restrictive covenant will need to be approved by FDEP before a formal No Further Action determination can be made.

Based on the above, DOE proposes to proceed with closure of the Northeast Site under RMO II.

8.3 Risk Management Option III

Because closure is proposed under RMO II, RMO III is discussed only briefly. The Northeast Site could be closed under RMO III, but the justification would be the same as that provided for an RMO II closure. No alternative CTLs would be developed for alternative groundwater uses because no groundwater use is anticipated. No temporary point of compliance is required

because contamination is confined to site boundaries. Therefore, the exceptions and greater flexibility offered under an RMO III closure are not needed at the Northeast Site.

9.0 Summary

- The Northeast Site meets all the requirements for an RMO II closure—No Further Action with Controls.
- DOE is nearing completion of a restrictive covenant for the Northeast Site.
- DOE has completed post-active-remediation monitoring at the Northeast Site as of September 2012. No additional monitoring will be conducted.

10.0 References

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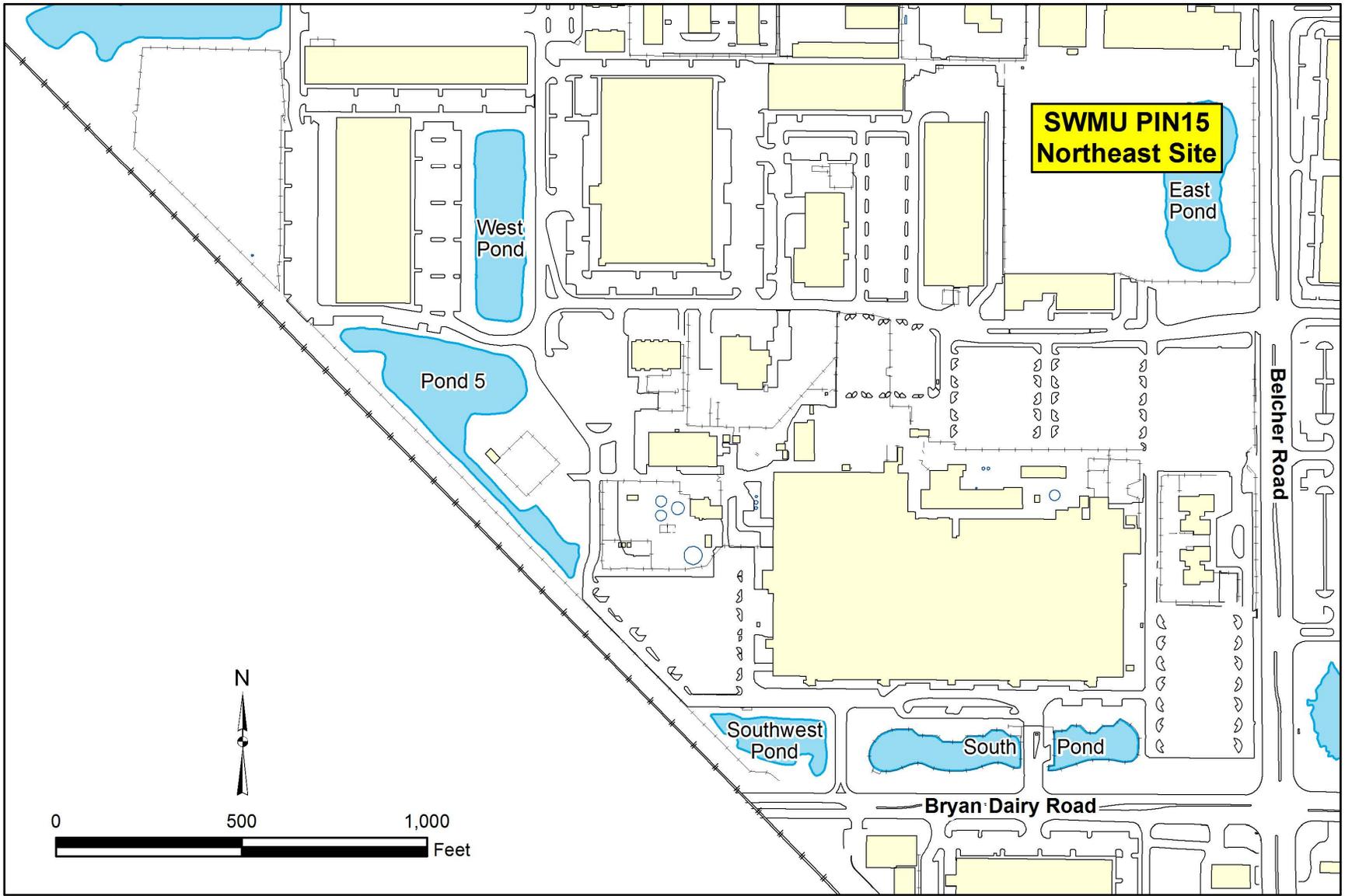
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Figure 2. Location of the Northeast Site on the STAR Center

Northeast Site Remediation Activities Timeline

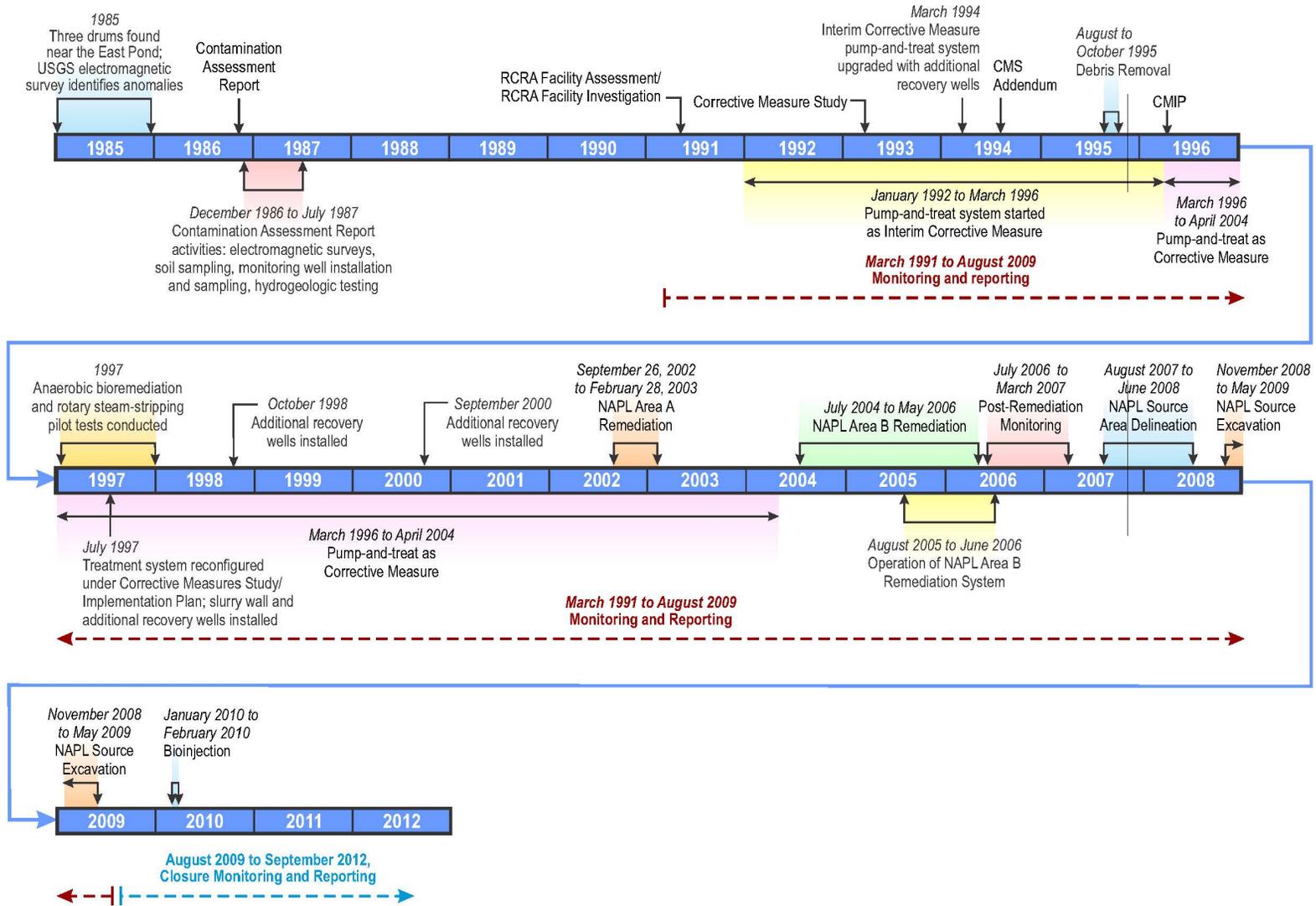
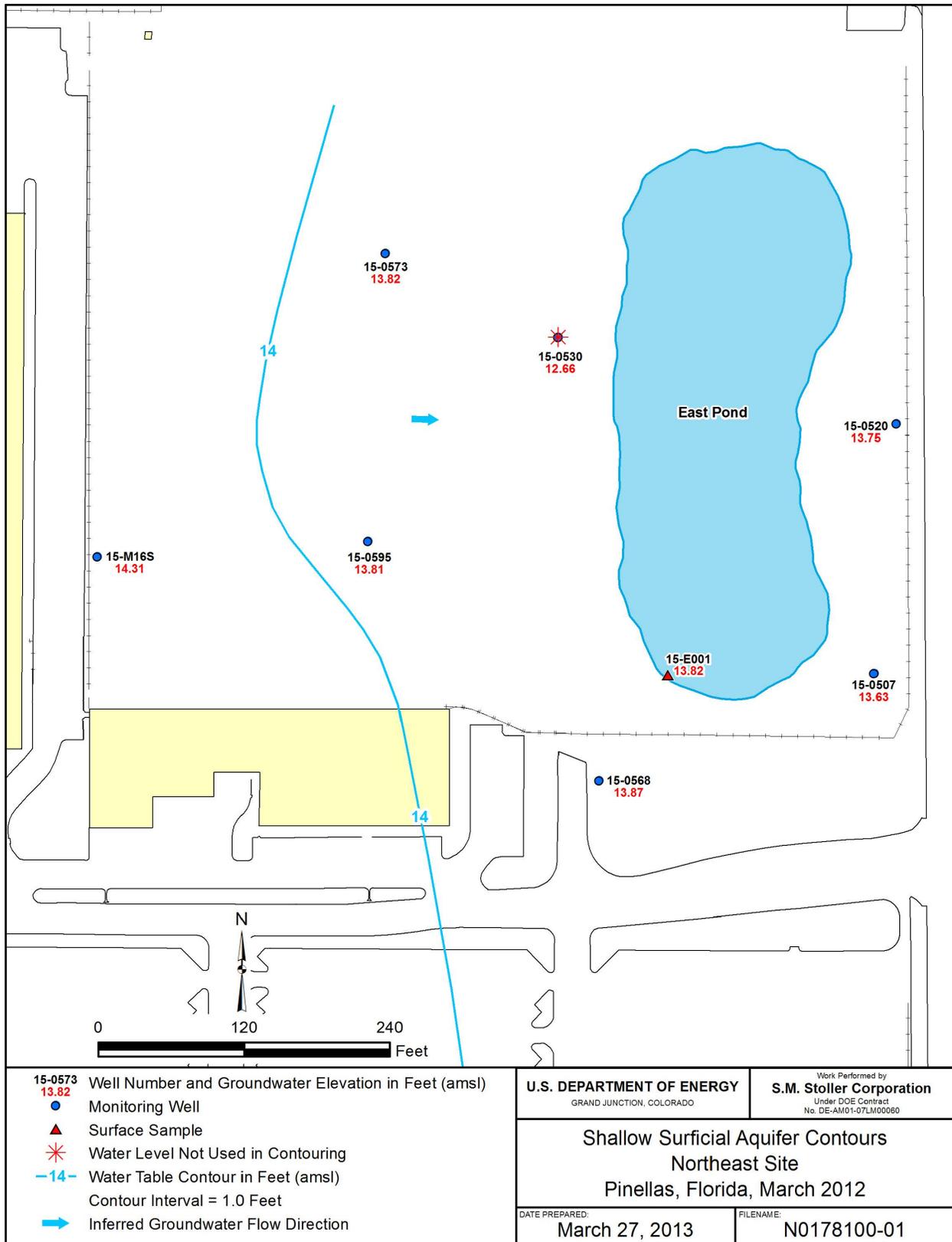
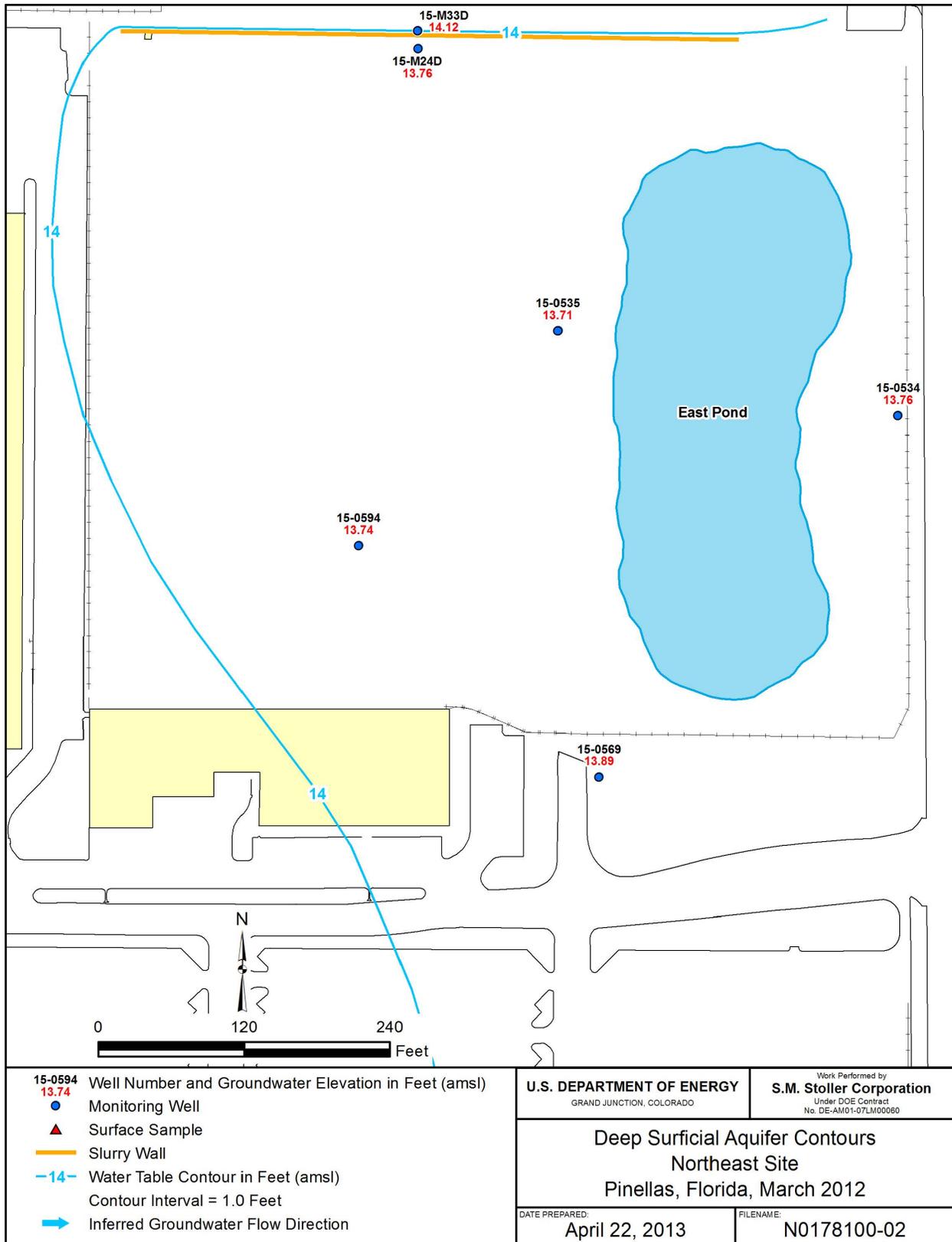


Figure 3. Northeast Site Remediation Timeline



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Figure 4. Shallow Surficial Aquifer Flow, March 2012



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Figure 5. Deep Surficial Aquifer Flow, March 2012

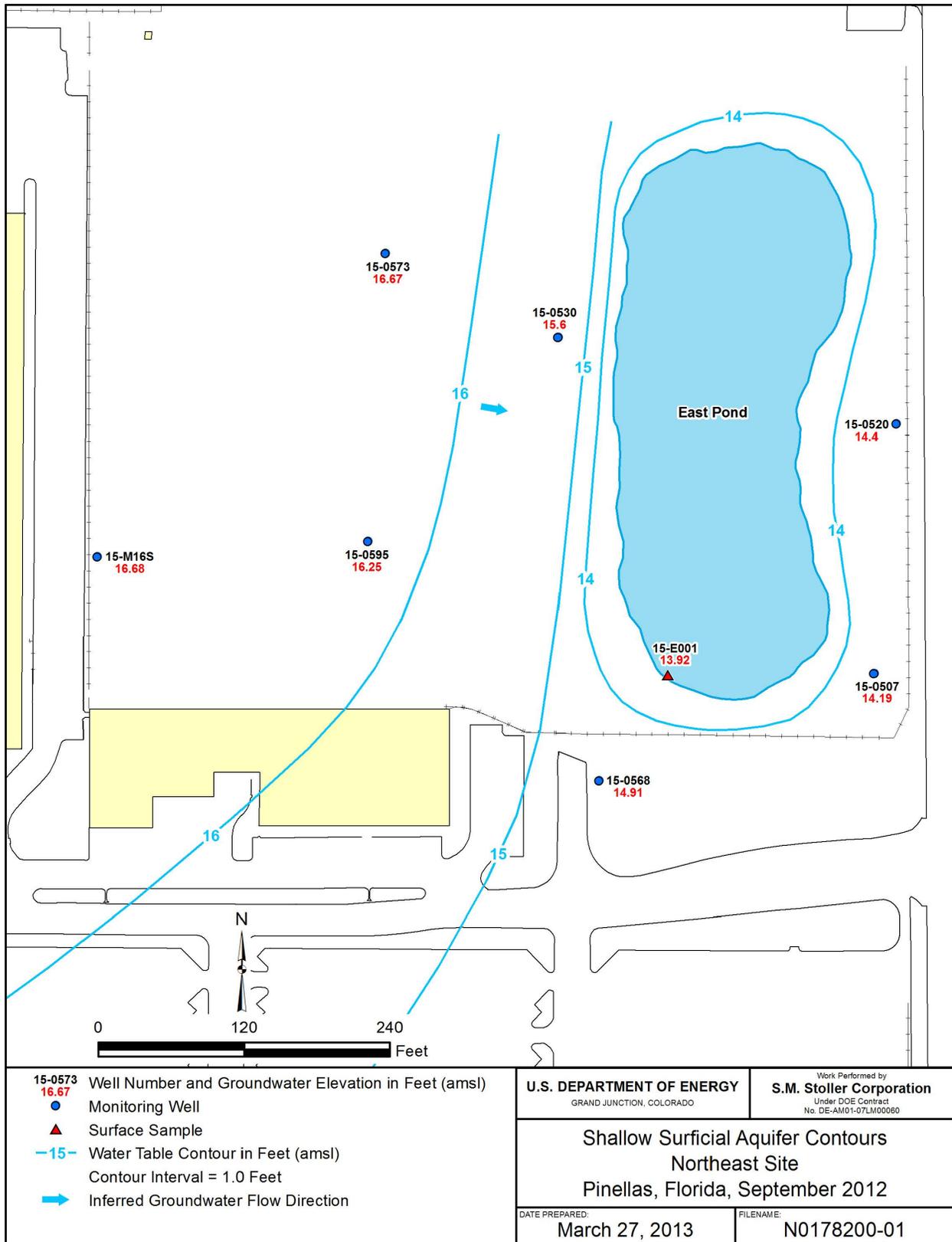
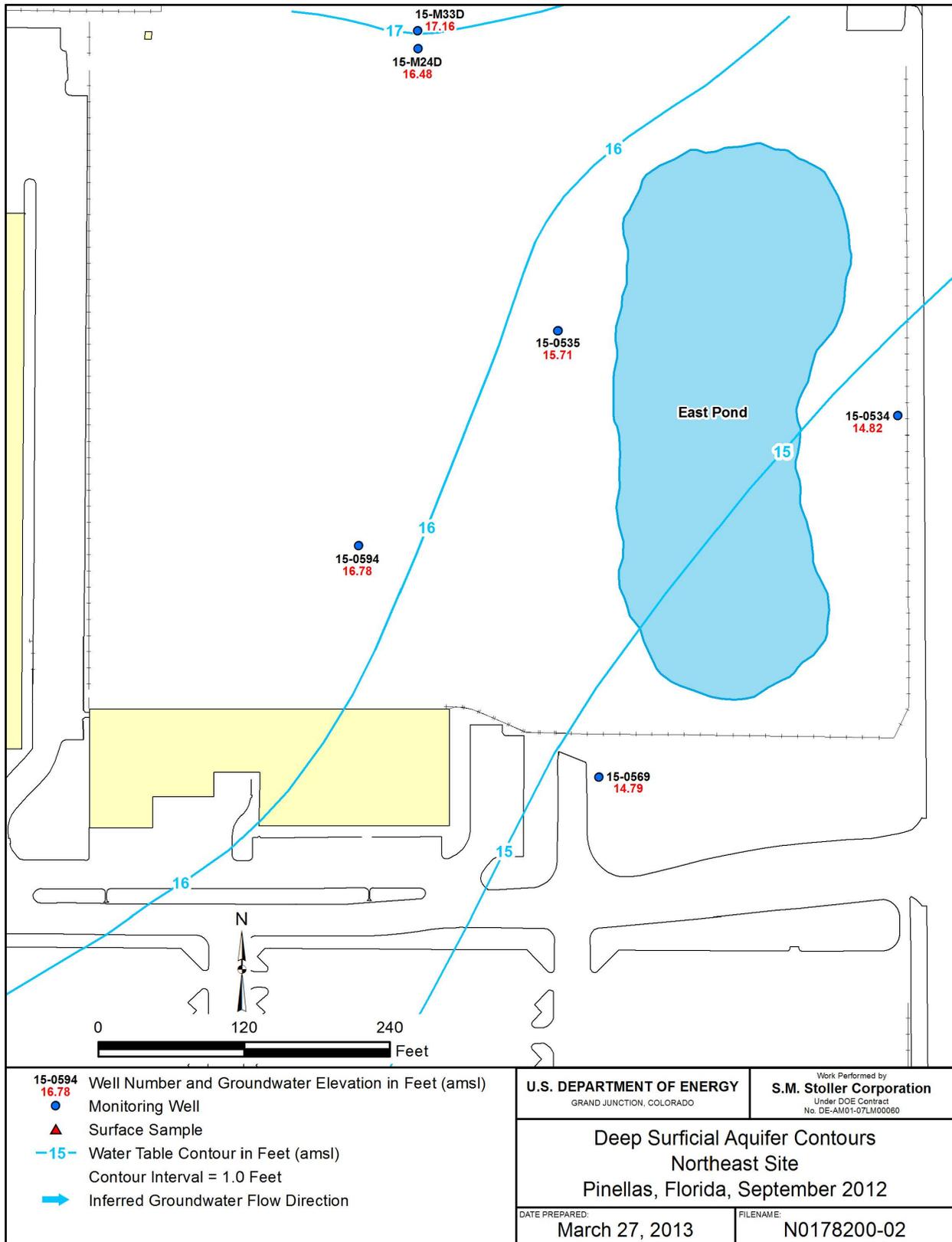
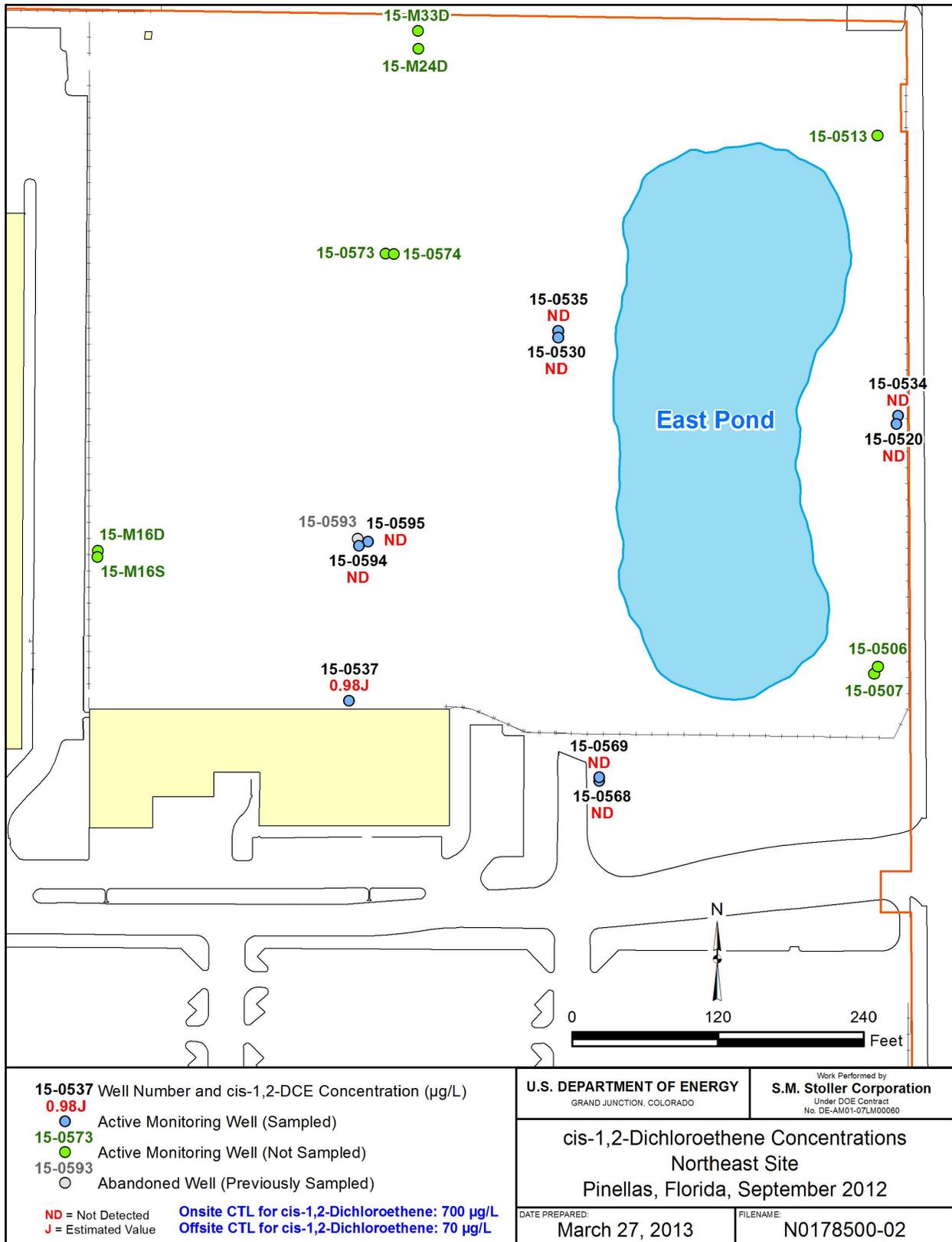


Figure 6. Shallow Surficial Aquifer Flow, September 2012



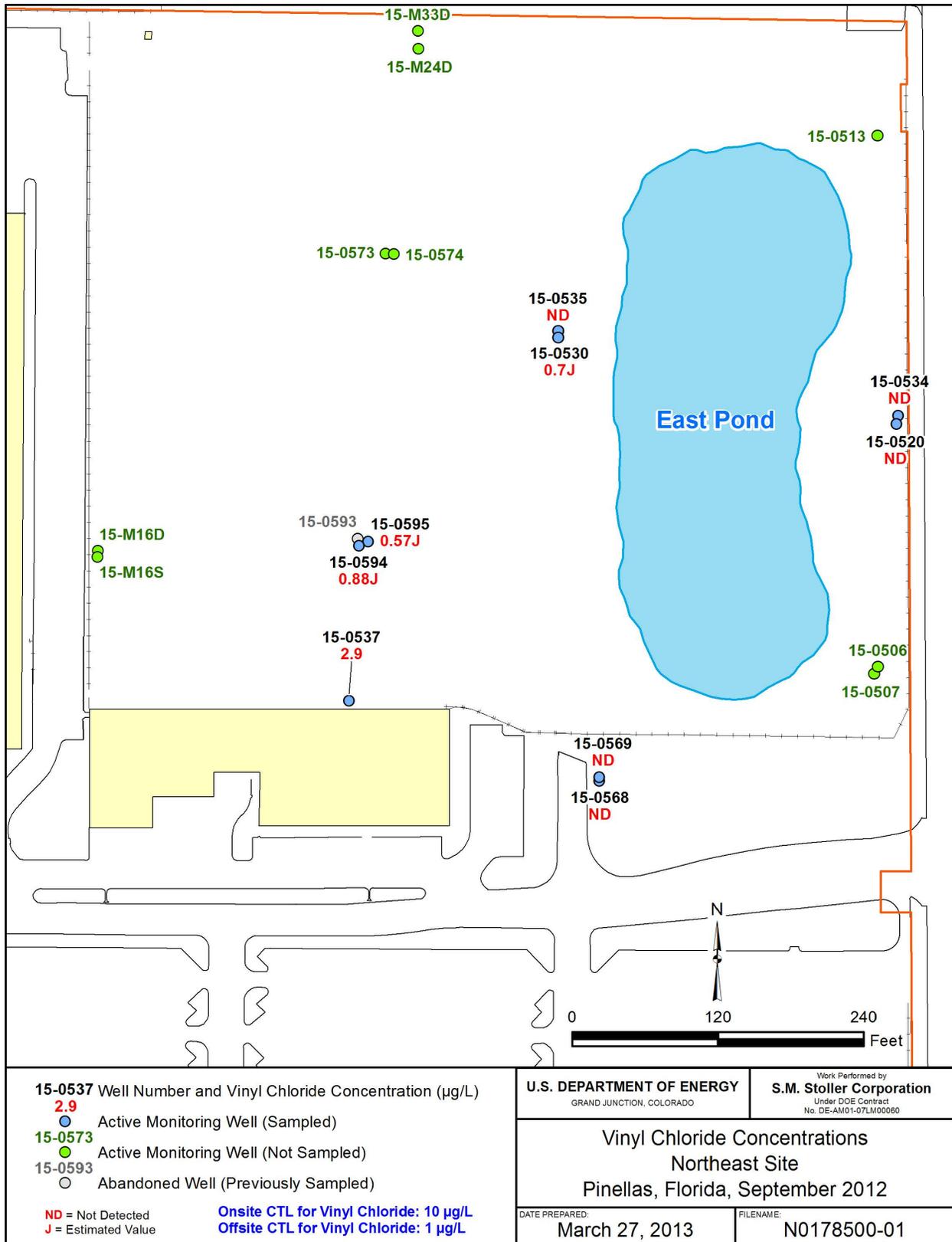
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Figure 7. Deep Surficial Aquifer Flow, September 2012



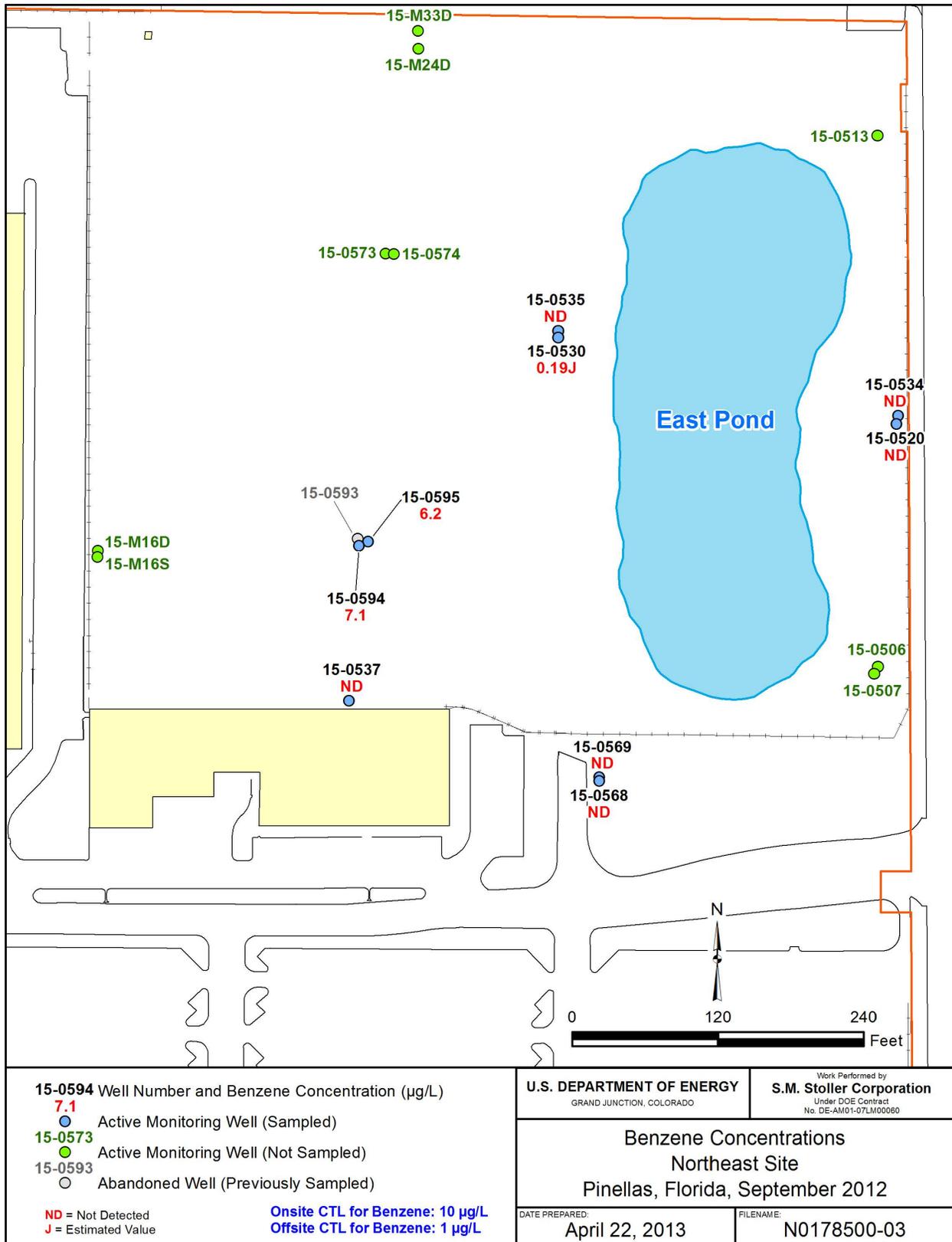
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Figure 8. cDCE Map, September 2012



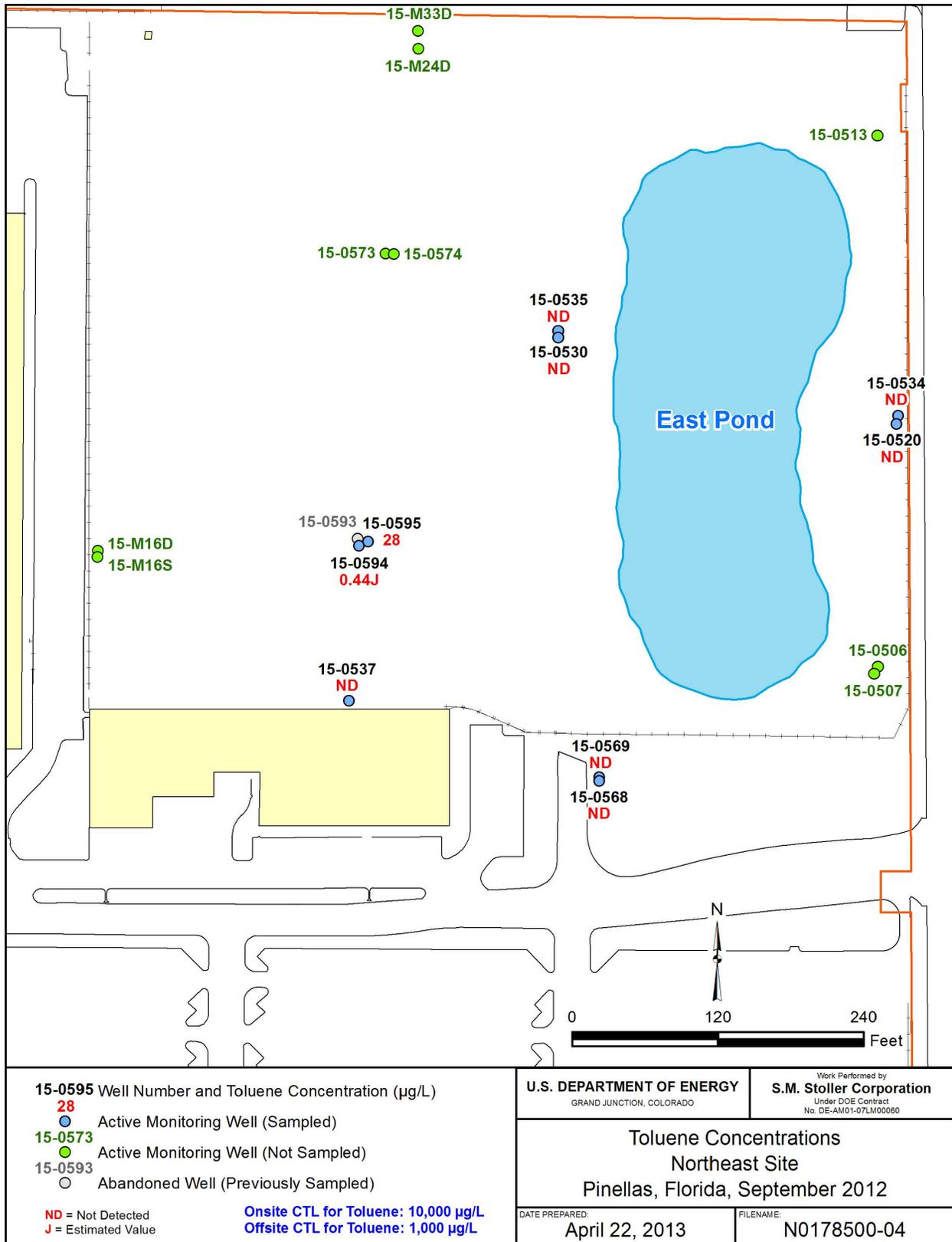
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Figure 9. VC Map, September 2012



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Figure 10. Benzene Map, September 2012



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Figure 11. Toluene Map, September 2012

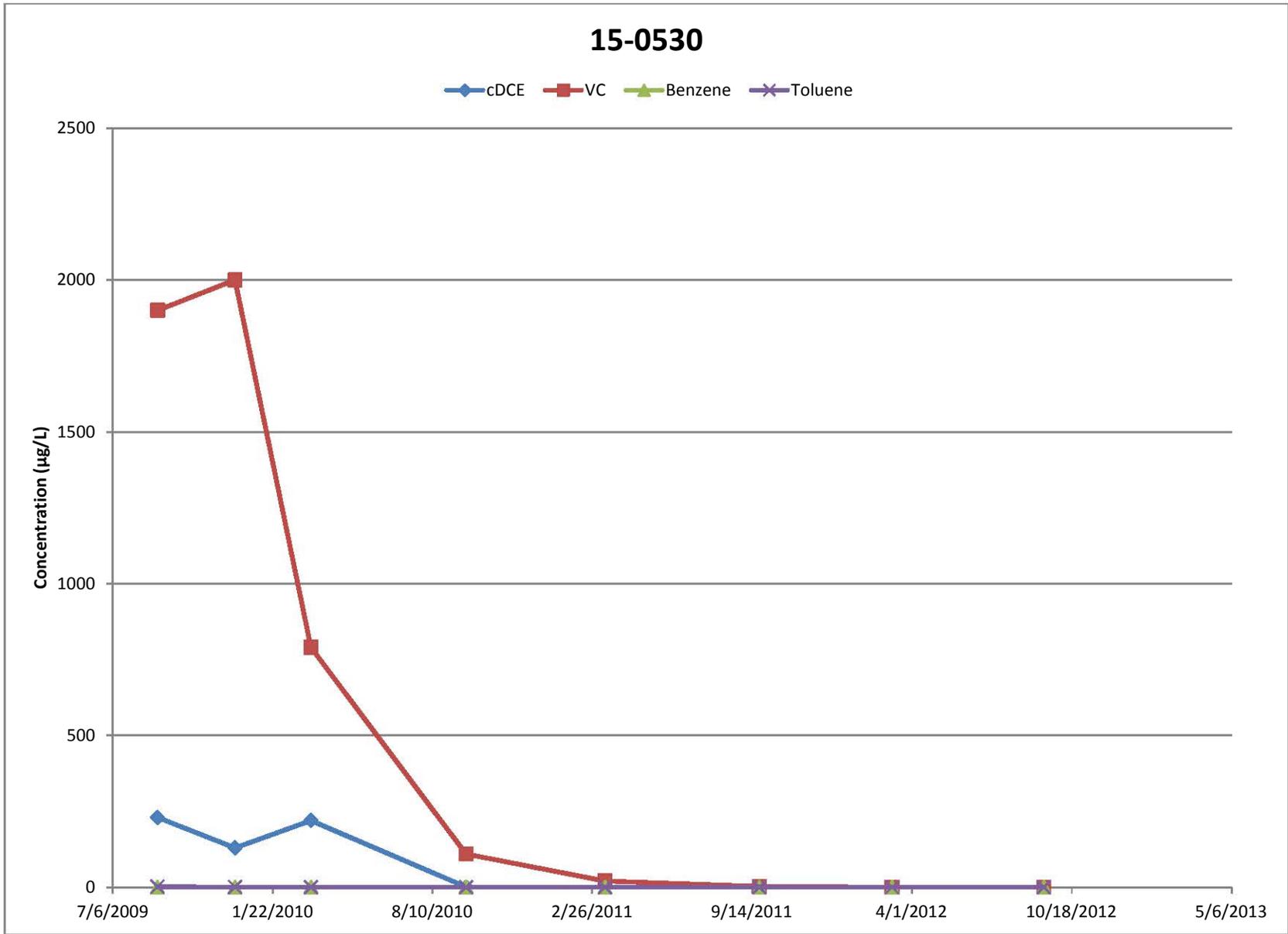


Figure 12. cDCE, VC, Benzene, and Toluene in Well PIN15-0530

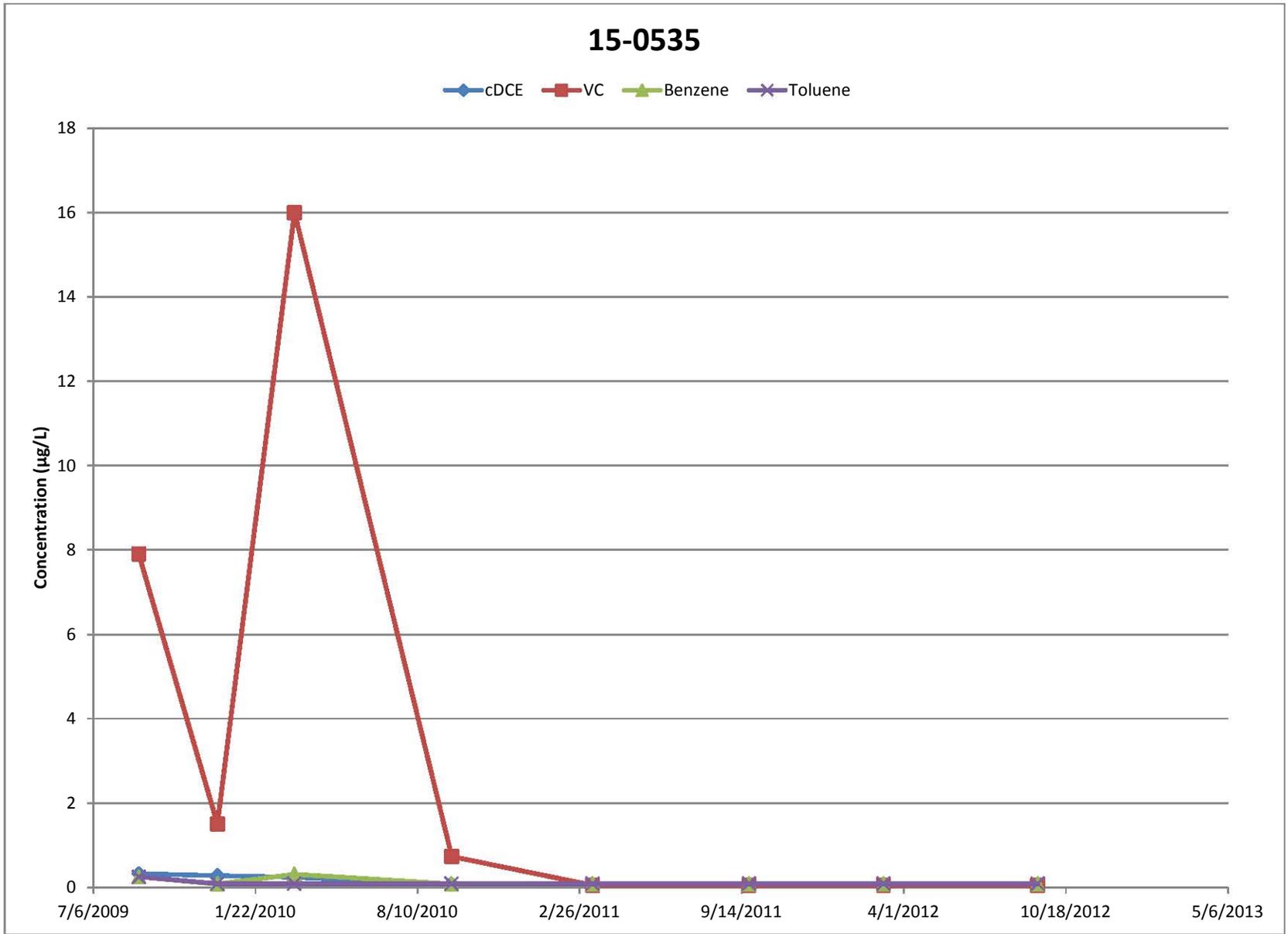


Figure 13. cDCE, VC, Benzene, and Toluene in Well PIN15-0535

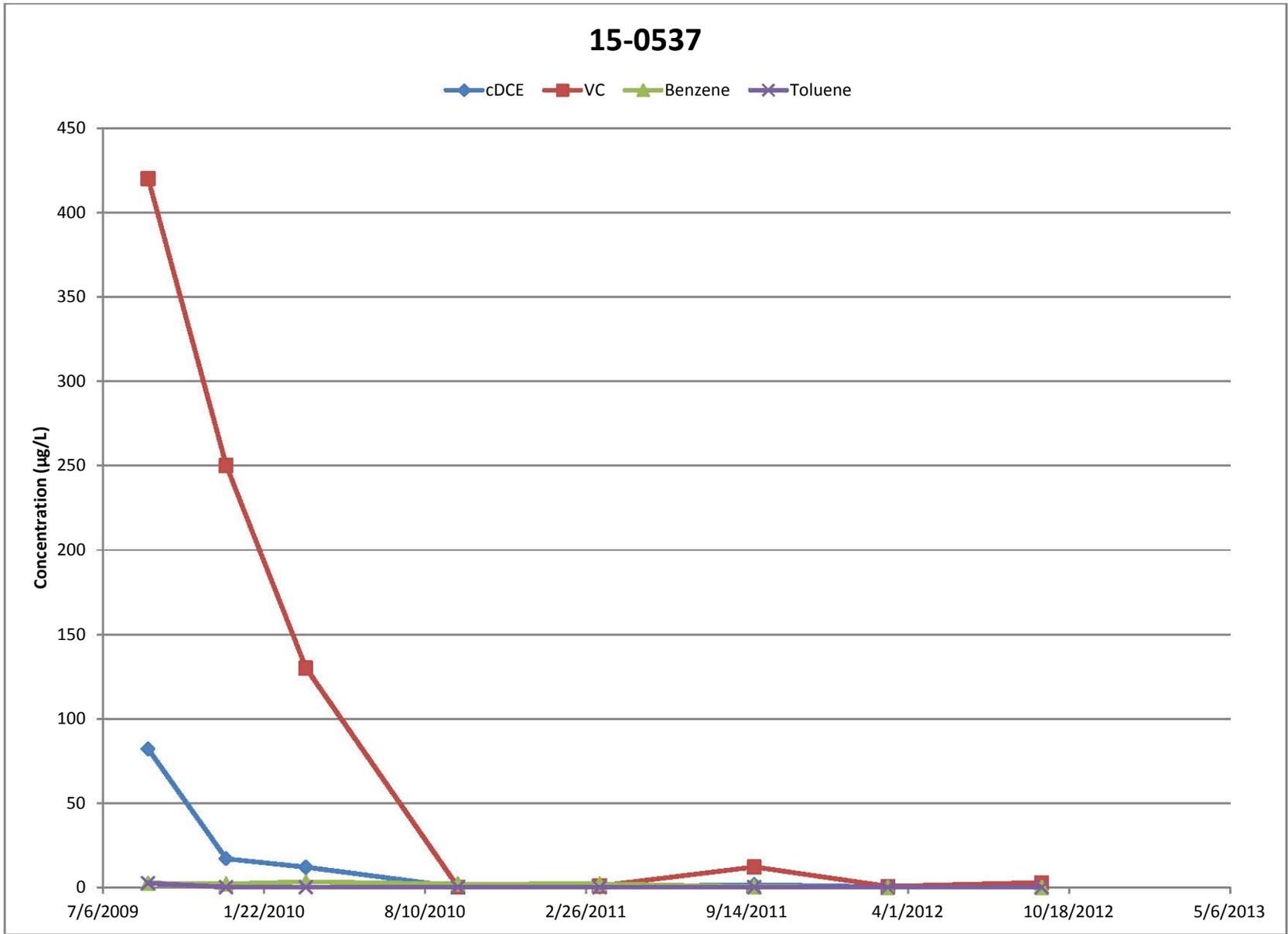


Figure 14. cDCE, VC, Benzene, and Toluene in Well PIN15-0537

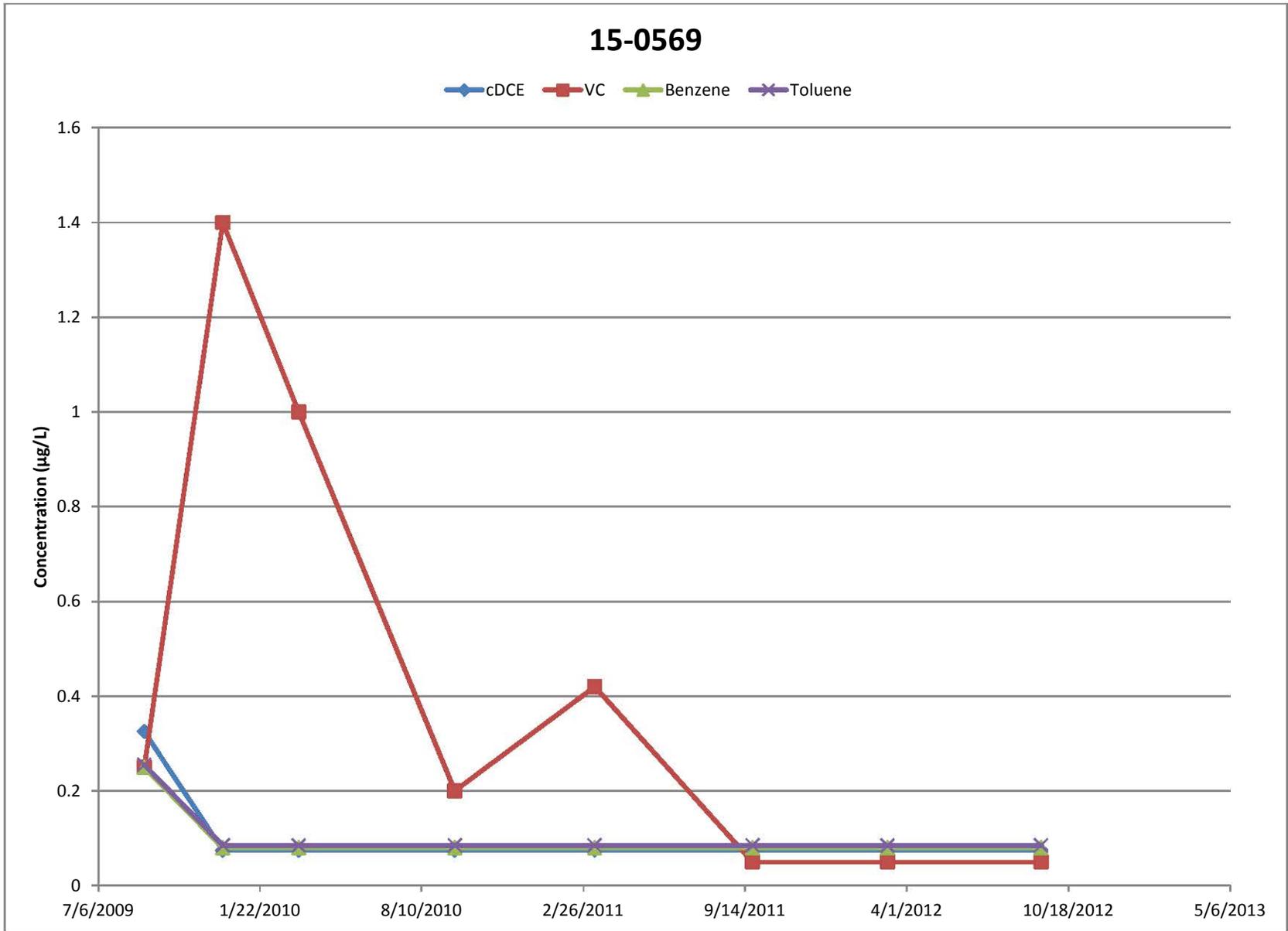


Figure 15. cDCE, VC, Benzene, and Toluene in Well PIN15-0569

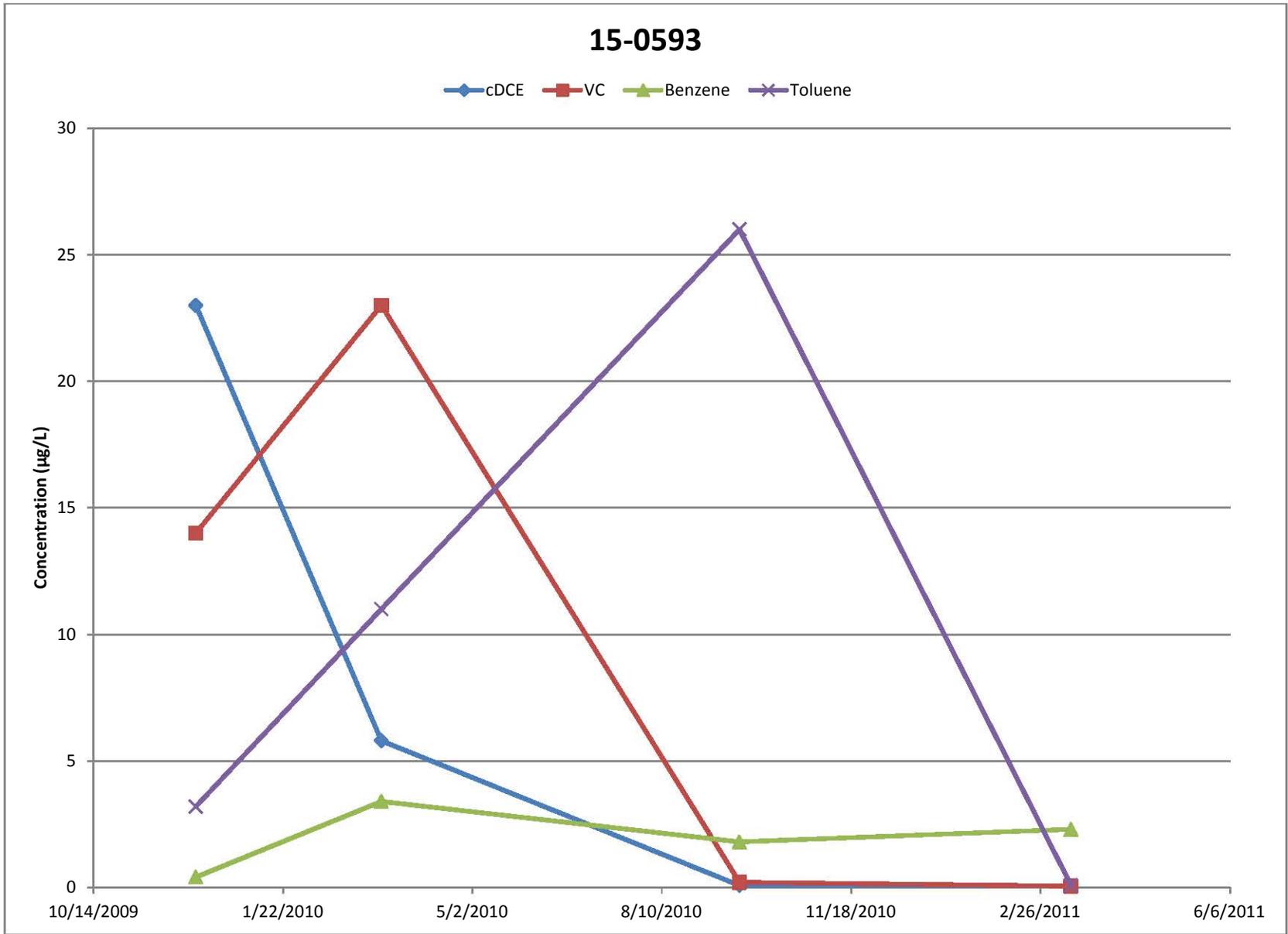


Figure 16. cDCE, VC, Benzene, and Toluene in Well PIN15-0593

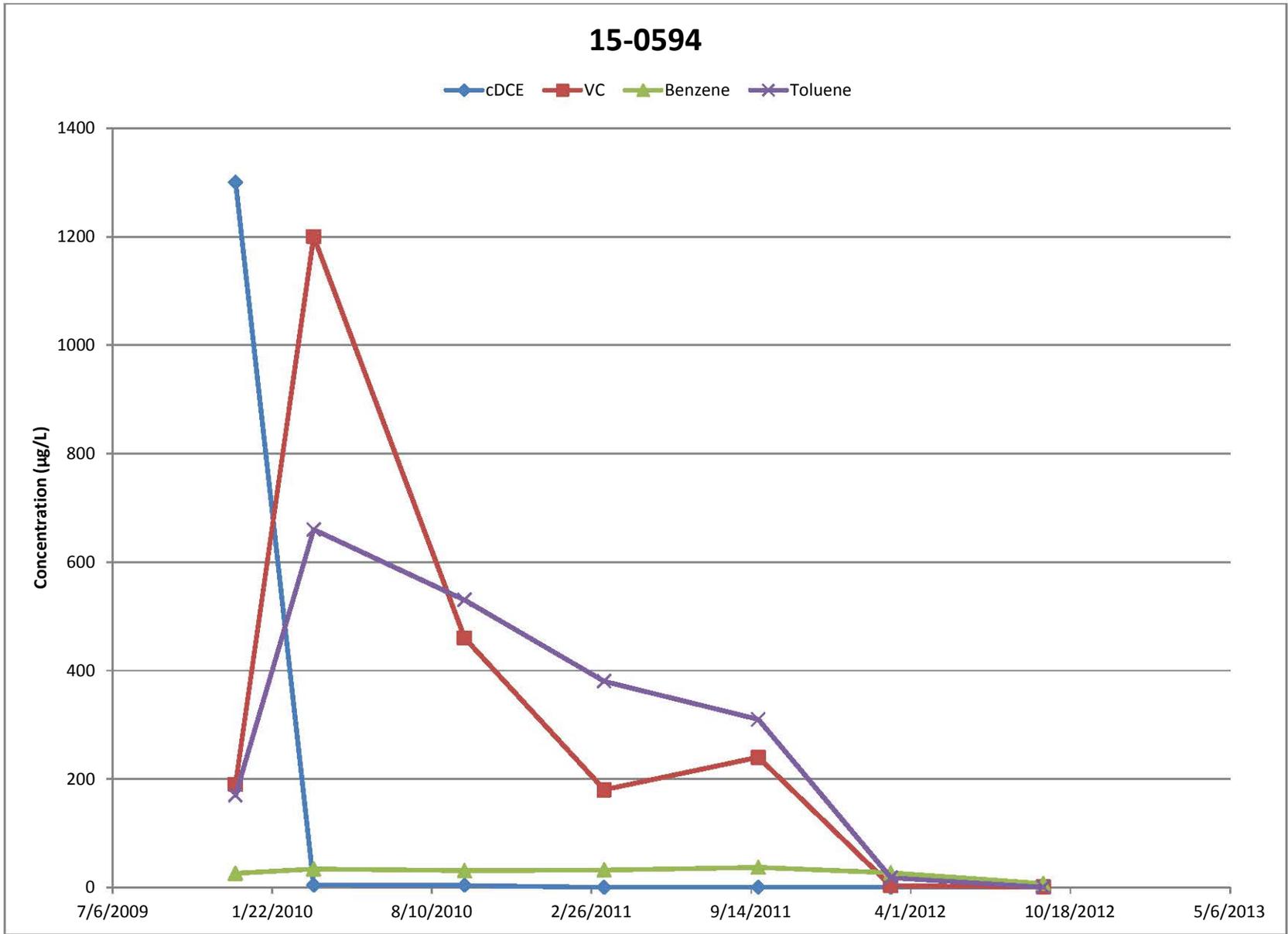


Figure 17. cDCE, VC, Benzene, and Toluene in Well PIN15-0594

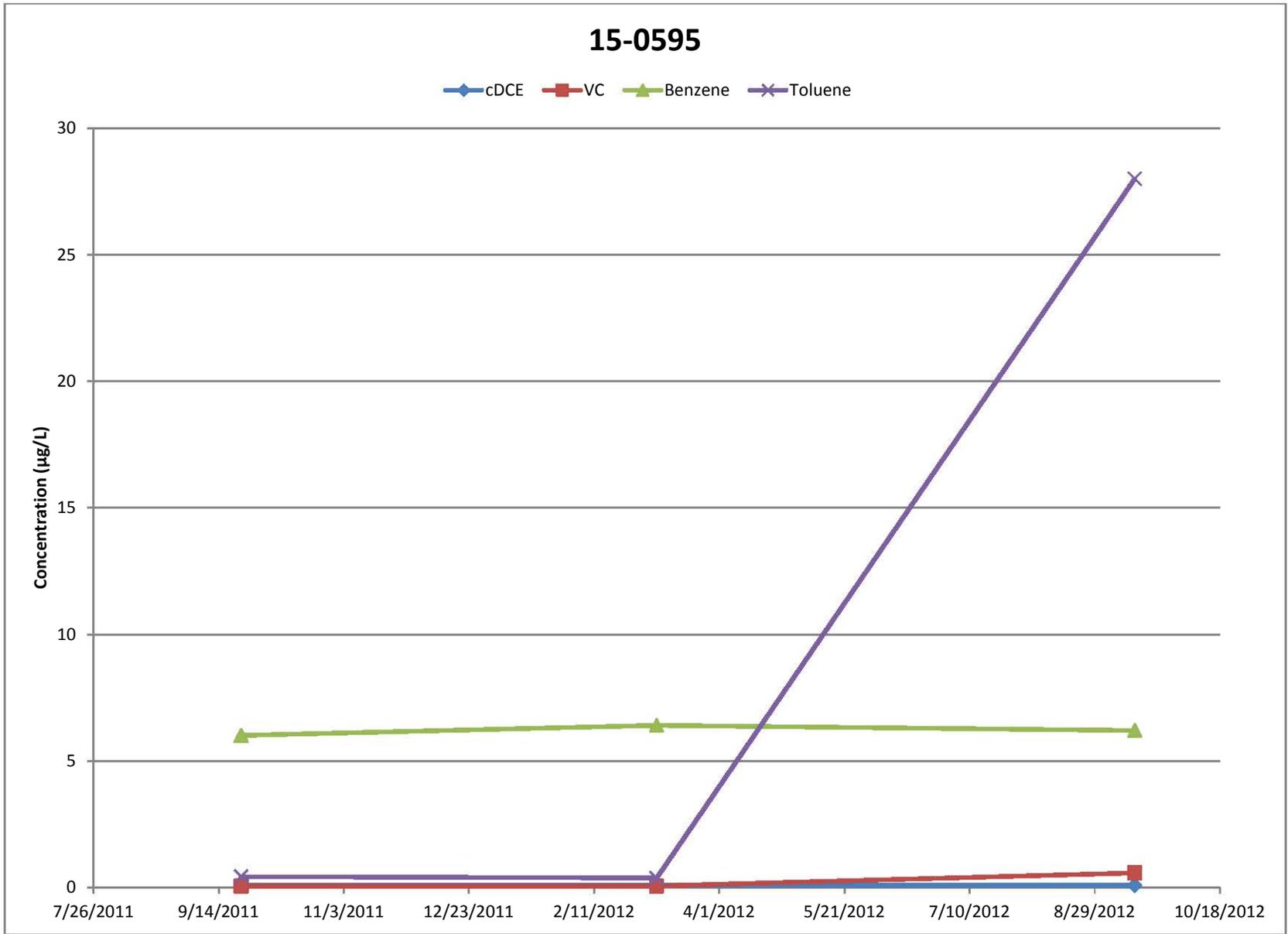


Figure 18. cDCE, VC, Benzene, and Toluene in Well PIN15-0595

Table 1. Northeast Site COPCs and CTLs

COPC	Poor Water Quality CTL (onsite) (µg/L)	Regular Groundwater CTL (offsite) (µg/L)
TCE	30	3
cDCE	700	70
VC	10	1
Methylene Chloride	50	5
Benzene	10	1
Toluene	10,000	1,000

Table 2. Northeast Site Groundwater Level Data for March and September 2012

Location	Measurement		Water Depth (ft bls) ^a	Groundwater Elevation (ft amsl) ^b
	Date	Time		
March 2012				
0506	3/6/2012	08:23	3.34	13.66
0507	3/6/2012	08:18	3.37	13.63
0513	3/6/2012	08:31	12.38	5.22
0520	3/6/2012	08:28	3.45	13.75
0530	3/6/2012	08:39	4.74	12.66
0534	3/6/2012	08:24	3.54	13.76
0535	3/6/2012	08:34	3.89	13.71
0537	3/6/2012	08:48	4.52	14.08
0568	3/6/2012	07:10	4.63	13.87
0569	3/6/2012	08:16	4.49	13.89
0573	3/6/2012	10:30	4.56	13.82
0574	3/6/2012	10:35	4.60	13.82
0594	3/6/2012	08:40	4.76	13.74
0595	3/6/2012	08:55	4.79	13.81
M16D	3/6/2012	10:22	3.86	14.34
M16S	3/6/2012	10:18	3.89	14.31
M24D	3/6/2012	10:28	4.04	13.76
M33D	3/6/2012	10:23	3.48	14.12
E001 ^c	3/6/2012	10:10	-	13.82
September 2012				
0506	9/11/2012	13:03	2.86	14.14
0507	9/11/2012	12:58	2.81	14.19
0513	9/11/2012	13:40	9.97	7.63
0520	9/11/2012	13:09	2.80	14.40
0530	9/11/2012	13:50	1.80	15.60
0534	9/11/2012	13:05	2.48	14.82
0535	9/11/2012	13:46	1.89	15.71
0537	9/11/2012	13:10	5.01	13.59
0568	9/11/2012	12:40	3.59	14.91
0569	9/11/2012	12:51	3.59	14.79
0573	9/11/2012	13:28	1.71	16.67
0574	9/11/2012	13:35	1.95	16.47
0594	9/11/2012	13:15	1.72	16.78
0595	9/11/2012	13:19	2.35	16.25
M16D	9/11/2012	13:27	4.46	13.74
M16S	9/11/2012	13:26	1.52	16.68
M24D	9/11/2012	13:36	1.32	16.48
M33D	9/11/2012	13:39	0.44	17.16
E001 ^c	9/11/2012	12:52	-	13.92

^a bls = below land surface

^b amsl = above mean sea level

^c East Pond water level

Table 3. Northeast Site Well Completion Data

Well ID	Screen Interval (ft below surface)	Well Diameter (inches)	Installation Date
Post Active Remediation Monitoring Wells			
PIN15-0520	5–14.5	2	4/13/1987
PIN15-0530	5–14.5	2	4/13/1987
PIN15-0534	19.5–29	2	9/29/1998
PIN15-0535	20.5–30	2	9/29/1998
PIN15-0537	17.5–30	2	9/30/1998
PIN15-0568	10–20	1	1/30/2003
PIN15-0569	20–30	1	1/30/2003
PIN15-0593 ^a	10–20	1	10/20/2009
PIN15-0594	20–30	1	10/20/2009
PIN15-0595	10–20	1	5/27/2011
Other Existing Monitoring Wells			
PIN15-0506	12–21.5	2	1/8/1987
PIN15-0507	5–14.5	2	1/8/1987
PIN15-0513	135–149.6	4	6/9/1988
PIN15-0573	5–15	1	5/17/2004
PIN15-0574	18–28	2	6/7/2004
PIN15-M24D	20–30	2	1/10/1996
PIN15-M33D	20–30	2	1/10/1996
Background Wells			
PIN15-M03D ^b	15–25	2	8/16/1993
PIN15-M03S ^b	2.5–12	2	1/12/1987
PIN15-M14D ^b	18.5–28.5	2	1/9/1996
PIN15-M14S ^b	4–14	2	1/9/1996
PIN15-M16D	18.5–28.5	2	9/27/1995
PIN15-M16S	5–14.5	2	4/10/1987

^a Well PIN15-0593 was abandoned in May 2011 and replaced with well PIN15-0595.

^b These wells were abandoned in October 2011.

Table 4. Northeast Site COPCs, August 2009 Through September 2012 ($\mu\text{g/L}$)^a

Location	Screen Depth (ft)	Date Sampled	TCE	cDCE	VC	Methylene Chloride	Benzene	Toluene
Onsite Cleanup Target Level^b			30	700	10	50	10	10,000
PIN15								
0520	5–14.5	9/1/2009	<0.5	<0.65	<0.5	<4	<0.5	<0.51
		12/6/2009	<0.16	<0.15	<0.4	<0.32	<0.16	<0.17
		3/11/2010	<0.16	<0.15	<0.4	<0.32	<0.16	<0.17
		9/20/2010	<0.16	<0.15	<0.4	<0.32	<0.16	<0.17
		3/12/2011	<0.16	<0.15	<0.1	<0.32	<0.16	<0.17
		9/23/2011	<0.16	<0.15	<0.1	<0.32	<0.16	<0.17
		3/7/2012	<0.16	<0.15	<0.1	<0.32	<0.16	<0.17
		9/13/2012	<0.16	<0.15	<0.1	<0.32	<0.16	<0.17
0530	5–14.5	8/31/2009	<1.6	230J	1,900J	<3.2	<1.6	<5.1
		12/6/2009	<1.6	130	2,000	<3.2	<1.6	<1.7
		3/11/2010	<0.16	220	790	<0.32	0.8J	<0.17
		9/21/2010	<0.16	1.1	110	<0.32	0.75J	<0.17
		3/14/2011	<0.16	<0.15	21	<0.32	0.61J	<0.17
		9/23/2011	<0.16	<0.15	3	<0.32	0.31J	<0.17
		3/7/2012	<0.16	<0.15	0.39J	<0.32	<0.16	<0.17
		9/13/2012	<0.16	<0.15	0.7J	<0.32	0.19J	<0.17
0534	19.5–29	9/1/2009	<0.5	<0.65	<0.5	<4	<0.5	<0.51
		12/6/2009	<0.16	<0.15	<0.4	<0.32	<0.16	<0.17
		3/11/2010	<0.16	<0.15	<0.4	<0.32	<0.16	<0.17
		9/20/2010	<0.16	<0.15	<0.4	<0.32	<0.16	<0.17
		3/12/2011	<0.16	<0.15	<0.1	<0.32	<0.16	<0.17
		9/23/2011	<0.16	<0.15	<0.1	<0.32	<0.16	<0.17
		3/7/2012	<0.16	<0.15	<0.1	<0.32	<0.16	<0.17
		9/13/2012	<0.16	<0.15	<0.1	<0.32	<0.16	<0.17
0535	20.5–30	8/31/2009	<0.5	<0.65	7.9	<4	<0.5	<0.51
		12/6/2009	<0.16	0.28J	1.5	<0.32	<0.16	<0.17
		3/11/2010	<0.16	0.24J	16	<0.32	0.31J	<0.17
		9/21/2010	<0.16	<0.15	0.73J	<0.32	<0.16	<0.17
		3/14/2011	<0.16	<0.15	<0.1	<0.32	<0.16	<0.17
		9/23/2011	<0.16	<0.15	<0.1	<0.32	<0.16	<0.17
		3/7/2012	<0.16	<0.15	<0.1	<0.32	<0.16	<0.17
		9/13/2012	<0.16	<0.15	<0.1	<0.32	<0.16	<0.17

Table 4 (continued). Northeast Site COPCs, August 2009 Through September 2012 (µg/L)^a

Location	Screen Depth (ft)	Date Sampled	TCE	cDCE	VC	Methylene Chloride	Benzene	Toluene
Onsite Cleanup Target Level^b			30	700	10	50	10	10,000
0537	17.5–30	8/31/2009	<0.5	82	420	<4	<0.5	<0.51
		12/6/2009	<0.16	17	250	<0.32	2.1	<0.17
		3/15/2010	<0.16	12	130	<0.32	3.3	<0.17
		9/20/2010	<0.16	0.28J	<0.4	<0.32	2	<0.17
		3/15/2011	<0.16	0.38J	0.91J	<0.32	2.1J	<0.17
		9/23/2011	<0.16	1.6J	2.1J	<0.34	0.44J	<0.17
		3/7/2012	<0.16	0.35J	0.62J	<0.41	<0.16	<0.17
0568	10–20	9/1/2009	<0.5	<0.65	<0.5	<4	<0.5	<0.51
		12/7/2009	<0.16	<0.15	<0.4	<0.32	<0.16	<0.17
		3/11/2010	<0.16	<0.15	<0.4	<0.32	<0.16	<0.17
		9/20/2010	<0.16	<0.15	<0.4	<0.32	<0.16	<0.17
		3/12/2011	<0.16	<0.15	<0.1	<0.32	<0.16	<0.17
		9/23/2011	<0.16	<0.15	<0.1	<0.32	<0.16	<0.17
		3/8/2012	<0.16	<0.15	<0.1	<0.32	<0.16	<0.17
0569	20–30	9/1/2009	<0.5	<0.65	<0.5	<4	<0.5	<0.51
		12/7/2009	<0.16	<0.15	1.4	<0.32	<0.16	<0.17
		3/11/2010	<0.16	<0.15	1	<0.32	<0.16	<0.17
		9/20/2010	<0.16	<0.15	<0.4	<0.32	<0.16	<0.17
		3/12/2011	<0.16	<0.15	0.42J	<0.32	<0.16	<0.17
		9/23/2011	<0.16	<0.15	<0.1	<0.43	<0.16	<0.17
		3/8/2012	<0.16	<0.15	<0.1	<0.32	<0.16	<0.17
0593	10–20	12/7/2009	0.63J	23	14	<0.32	0.41J	3.2
		3/15/2010	<0.16	5.8	23	<0.32	3.4	11
		9/20/2010	<0.16	<0.15	<0.4	<0.32	1.8	26
		3/14/2011	<0.16	<0.15	<0.1	<0.32	2.3	<0.17
0594	20–30	12/7/2009	1J	1,300	190J	<1.3	26	170J
		3/15/2010	<1.6	4.5J	1,200	<0.32	34	660
		9/20/2010	<0.32	3.7	460	<0.64	31	530
		3/14/2011	<0.32	<0.3	180J	<0.64	32	380
		9/23/2011	<0.16	<0.15	240	<0.32	37	310
		3/7/2012	<0.16	<0.15	3.2	<0.37	27	18J
0595	10–20	9/14/2012	<0.16	<0.15	0.88J	<0.32	7.1	0.44J
		9/23/2011	<0.16	<0.15	<0.1	<0.56	6	0.43J
		3/7/2012	<0.16	<0.15	<0.1	<0.32	6.4	0.37J
		9/14/2012	<0.16	<0.15	0.57J	<0.32	6.2	28

Notes:

^a “<” values are method detection limits.

^b The offsite CTL is a factor of 10 lower than the listed onsite (poor water quality) CTL.

Abbreviations:

J = estimated value; result is between the reporting limit and the method detection limit

Table 5. East Pond Sampling Results ($\mu\text{g/L}$)

Date	TCE	cDCE	VC	Methylene Chloride	Benzene	Toluene
12/9/2008	<0.5	<0.65	<0.5	<4	<0.5	<0.51
3/26/2009	<0.5	<0.65	<0.5	<4	<0.5	<0.51
3/11/2010	<0.16	<0.15	<0.4	<0.32	<0.16	<0.17
3/11/2011	<0.16	<0.15	<0.1	<0.32	<0.16	<0.17
3/7/2012	<0.16	0.21J	<0.1	<0.38	<0.16	<0.17

J = estimated value

THIS INSTRUMENT PREPARED BY:

F. JOSEPH ULLO, JR., ESQUIRE
LEWIS, LONGMAN & WALKER, P.A.
315 SOUTH CALHOUN STREET,
SUITE 830
TALLAHASSEE, FL 32202
(850) 222-5702

**DECLARATION OF RESTRICTIVE COVENANT
NORTHEAST SITE SOLID WASTE MANAGEMENT UNIT**

THIS DECLARATION OF RESTRICTIVE COVENANT (hereinafter "Declaration") is made this 16 day of September, 2015, by the Pinellas County Industrial Development Authority, a Special District created pursuant to Part III, Chapter 159, Florida Statutes, d/b/a PINELLAS COUNTY ECONOMIC DEVELOPMENT AUTHORITY, (hereinafter "GRANTOR") and the Florida Department of Environmental Protection (hereinafter "FDEP").

RECITALS

A. GRANTOR is the fee simple owner of that certain real property situated in the County of Pinellas, State of Florida, more particularly described in Exhibit A attached hereto and made a part hereof (hereinafter the "Restricted Property").

B. The FDEP Facility Identification Number for the Restricted Property is FL6 890 090 008 (PIN15). The facility name at the time of this Declaration is U.S. Department of Energy ("DOE") Northeast Site Solid Waste Management Unit ("SWMU") which is in the northeastern portion of the Young - Rainey STAR Center. This Declaration addresses discharges that were reported to the USEPA on December 14, 1987.

C. The discharge of chlorinated solvents on the Restricted Property/Northeast Site SWMU is documented in the following reports that are incorporated by reference.

1. Long-Term Surveillance and Maintenance Plan for the Pinellas Site November 2012, submitted by the U.S. DOE.

2. Sitewide Environmental Monitoring, Semiannual Progress Reports for the Young – Rainey STAR Center, submitted by the U.S. DOE and dated December 2012 through May 2013
3. Closure Monitoring Plan for the Northeast Site and 4.5 Acre Site, dated September 2009, submitted by the U.S. Department of Energy.
4. Interim Remedial Action for Source Removal at the Northeast Site Final Report, dated August 2009, submitted by the U.S. Department of Energy.
5. Final Report Northeast Site Area B NAPL Remediation Project at the Young – Rainey STAR Center, Largo, Pinellas County, Florida, dated April 2007, submitted by the U.S. Department of Energy.

D. The reports noted in Recital C set forth the nature and extent of the contamination that is located on the Restricted Property. These reports confirm that contaminated groundwater, as defined by Chapter 62-780 Florida Administrative Code (F.A.C.), exists on the Restricted Property. Also, these reports document that the groundwater contamination does not extend beyond the Restricted Property boundaries and that the groundwater contamination does not exceed ¼-acre, and that the groundwater contamination is not migrating.

E. The intent of the restrictions in this Declaration is to reduce or eliminate the risk of exposure to users or occupants of the Restricted Property and to the environment of the contaminants and to reduce or eliminate the threat of migration of the contaminants.

F. The FDEP has agreed to issue a Site Rehabilitation Completion Order with Conditions (hereinafter “Order”) upon recordation of this Declaration and achievement of site rehabilitation in accordance with Chapter 62-780 F.A.C. The FDEP can unilaterally revoke the Order if the conditions of this Declaration or of the Order are not met. Additionally, if concentrations of chemicals of concern increase above the levels approved in the Order, or if a subsequent discharge occurs at the Restricted Property, the FDEP may require site rehabilitation to reduce concentrations of contamination to the levels allowed by the applicable FDEP rules. The Order relating to FDEP Facility No. FL6 890 090 008 (PIN15) can be found by contacting the appropriate FDEP district office or bureau.

G. GRANTOR deems it desirable and in the best interest of all present and future owners of the Restricted Property that the Order be obtained for the Northeast Site SWMU and that the Restricted Property be held subject to certain restrictions, all of which are more particularly hereinafter set forth.

NOW, THEREFORE, to induce the FDEP to issue the Order and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the undersigned parties, GRANTOR agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.

2. GRANTOR hereby imposes on the Restricted Property the following restrictions:

a.i. There shall be no use of or access to the groundwater under the Restricted Property unless pre-approved in writing by FDEP's Division of Waste Management ("DWM") in addition to any authorizations required by the Division of Water Resource Management ("DWRM") and the Water Management District ("WMD").

a.ii. For any dewatering activities on the Restricted Property a plan approved by FDEP's DWM must be in place to address and ensure the appropriate handling, treatment and disposal of any extracted groundwater that may be contaminated.

a.iii. There shall be no construction of new stormwater swales, stormwater detention or retention facilities, or ditches on the Restricted Property without prior written approval from FDEP's DWM in addition to any authorizations required by DWRM and the WMD.

3. In the remaining paragraphs, all references to "GRANTOR" and "FDEP" shall also mean and refer to their respective successors and assigns.

4. For the purpose of monitoring the restrictions contained herein, FDEP is hereby granted a right of entry upon and access to the Restricted Property at reasonable times and with reasonable notice to the GRANTOR. Access to the Property is granted by an adjacent public right of way via 114th Avenue or Bryan Dairy Road.

5. It is the intention of GRANTOR that this Declaration shall touch and concern the Restricted Property, run with the land and with the title to the Restricted Property, and shall apply to and be binding upon and inure to the benefit of GRANTOR and FDEP, and to any and all parties hereafter having any right, title or interest in the Restricted Property or any part thereof. The FDEP may enforce the terms and conditions of this Declaration by injunctive relief and other appropriate available legal remedies. Any forbearance on behalf of the FDEP to exercise its right in the event of the failure of the GRANTOR to comply with the provisions of this Declaration shall not be deemed or construed to be a waiver of the FDEP's rights hereunder. This Declaration shall continue in perpetuity, unless otherwise modified in writing by GRANTOR and the FDEP as provided in paragraph 7 hereof. These restrictions may also be enforced in a court of competent jurisdiction by U.S. DOE and/or any party that establishes proper standing. If the GRANTOR does not or will not be able to comply with any or all of the provisions of this Declaration, the GRANTOR shall notify FDEP in writing within three (3) calendar days. Additionally,

GRANTOR shall notify FDEP thirty (30) days prior to any conveyance or sale, granting or transferring the Restricted Property or portion thereof, to any heirs, successors, assigns or grantees, including, without limitation, the conveyance of any security interest in said Restricted Property.

6. In order to ensure the perpetual nature of these restrictions, GRANTOR shall reference these restrictions in any subsequent lease or deed of conveyance within the Restricted Property, including the recording book and page of record of this Declaration. Furthermore, prior to the entry into a landlord-tenant relationship with respect to the Restricted Property, the GRANTOR agrees to notify in writing all proposed tenants of the Restricted Property of the existence and contents of this Declaration of Restrictive Covenant.

7. This Declaration is binding until a release of covenant is executed by the FDEP Secretary (or designee) and is recorded in the public records of the county in which the land is located. To receive prior approval from the FDEP to remove any requirement herein, cleanup target levels established pursuant to Florida Statutes and FDEP rules must have been achieved. This Declaration may be modified in writing only. Any subsequent amendments must be executed by both GRANTOR and the FDEP and be recorded by the real property owner as an amendment hereto.

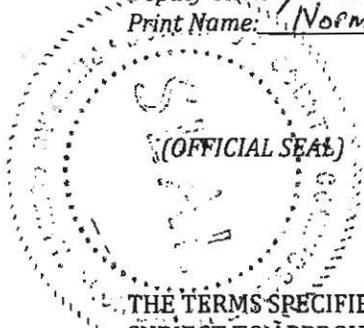
8. If any provision of this Declaration is held to be invalid by any court of competent jurisdiction, the invalidity of that provision shall not affect the validity of any other provisions of the Declaration. All such other provisions shall continue unimpaired in full force and effect.

9. GRANTOR covenants and represents that on the date of execution of this Declaration that GRANTOR is seized of the Restricted Property in fee simple and has good right to create, establish, and impose this restrictive covenant on the use of the Property. GRANTOR also covenants and warrants that the Restricted Property is free and clear of any and all liens, mortgages, or encumbrances that could impair GRANTOR'S rights to impose the restrictive covenant described in this Declaration or that is superior to the restrictive covenant described in this Declaration.

[DECLARATION EXECUTED ON FOLLOWING PAGES]

IN WITNESS WHEREOF, {{GRANTOR}} has executed this instrument, this 10th day of September, 2015

ATTEST: KEN BURKE
Clerk of the Circuit Court
Deputy Clerk Norman D. Young
Print Name: Norman D. Young



THE TERMS SPECIFIED HEREIN ARE SUBJECT TO APPROVAL IN OPEN SESSION BY THE BOARD OF COUNTY COMMISSIONERS, PINELLAS COUNTY, FLORIDA

GRANTOR
PINELLAS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY d/b/a PINELLAS COUNTY ECONOMIC DEVELOPMENT AUTHORITY,

by and through its Board of County Commissioners

By: John Morrone
Name: John Morrone, Chairman

Address:
Young - Rainey STAR Center
7887 Bryan Dairy Road, Suite 120
Largo, Florida 33777

APPROVED AS TO FORM:
OFFICE OF THE COUNTY ATTORNEY

By: Cheryl
Managing Assistant County Attorney

Signed, sealed and delivered in the presence of:

Bernie C. Young Date: 9-10-15
Witness

Print Name: Bernie C. Young

Brian Lowack Date: 9/10/15
Witness

Print Name: BRIAN LOWACK

STATE OF Florida

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 10th day of September 2015 by John Morrone.

Personally Known OR Produced Identification _____

Type of Identification Produced _____

Bernie C. Young
Signature of Notary Public



BERNIE C. YOUNG
MY COMMISSION # FF 124388
EXPIRES: May 19, 2018
Bonded Thru Budget Notary Services

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Approved as to form by:

By:

Toni Sturtevant

John Coates

Toni Sturtevant, Asst. General Counsel
Office of General Counsel

JOHN COATES,
Assistant Division Director

Dept. of Environmental Protection
Division of Waste Management
2600 Blairstone Road
Tallahassee, FL 32399-2400

Signed, sealed, and delivered in
in the presence of:

Wayne S. Kiser

Daniel S. Shores

Witness Signature

Witness Signature

WAYNE S. KISER

Daniel S. Shores

Printed Name

Printed Name

9/16/15

9/16/2015

Date

Date

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 16th day of SEPTEMBER, 2015, by JOHN COATES, who is personally known to me.



JUDITH PENNINGTON
MY COMMISSION # FF 215817
EXPIRES: March 31, 2019
Bonded Through Budget Notary Services

Judith Pennington

Notary Public, State of Florida at Large

EXHIBIT A
LEGAL DESCRIPTION AND ILLUSTRATION OF
RESTRICTED PROPERTY

SCHEDULE A

DESCRIPTION:

A portion of Section 13, Township 30 South, Range 15 East, Pinellas County, Florida being more particularly described as follows :

Commence at the East 1/4 corner of Section 13, Township 30 South, Range 15 East, Pinellas County, Florida; thence N 00°17'23" W a distance of 2004.71 feet along the East line of Northeast 1/4 of said Section 13 to a point on the North line of the South 1/2 of the SW 1/4 of the NE 1/4 of the NE 1/4 of said Section 13; thence N 89°10'14" W a distance of 342.03 feet along the North line of said South 1/2 of the SW 1/4 of the NE 1/4 of the NE 1/4 to the Point of Beginning; thence leaving said North line S 00°18'06" E a distance of 571.35 feet; thence N 89°52'00" W a distance of 388.14 feet; thence N 00°00'00" E a distance of 576.02 feet to a point on aforesaid North line; thence S 89°10'14" E a distance of 385.18 feet along said North line to the Point of Beginning.

Containing: 5.09 acres, more of less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the East line of Northeast 1/4 of Section 13, Township 30 South, Range 15 East, Pinellas County, Florida, being North 00°17'23" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17.050-.052 requirements.

DESCRIPTION	Date: August 13, 2015	56044013 
FOR Stoller Newport News Nuclear (SN3)	Job Number: 56044	Scale: 1" = 100'
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	
	 CHARLES M. ARNETT Registered Land Surveyor Number 6884	

SKETCH OF DESCRIPTION

S89°10'14"E 385.18'

POINT OF BEGINNING

N89°10'14"W 342.03'
NORTH LINE OF THE SOUTH 1/2
OF THE NE 1/4 OF THE NE 1/4
OF SECTION 13-30-15

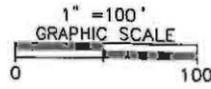
EAST LINE OF NE 1/4
OF SECTION 13-30-15
N00°17'23"W 2004.71'

N00°00'00"E 576.02'

S00°18'06"E 571.35'

NORTHEAST PARCEL

SEE SOUTHEASTERN SURVEYING AND
MAPPING DRAWING NUMBER 56044008
FOR BOUNDARY INFORMATION



RANGE 15 EAST
RANGE 16 EAST

N89°52'00"W 388.14'

POINT OF COMMENCEMENT

EAST 1/4 CORNER OF
SECTION 13-30-15

Drawing Number 56044013
Job No. 56044
Date: 08/13/2015
SHEET 2 OF 2
See Sheet 1 for Description

NOT VALID WITHOUT SHEET 1
THIS IS NOT A SURVEY



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580 Certification Number LB2108
e-mail: info@southeasternsurveying.com

I, KENNETH P. BURKE, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners of Pinellas County, Florida. Witness my hand and seal of said County FL this 15 day of September A.D. 2005.

KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio
Clerk of the Board of County Commissioners
Pinellas County, Florida

By [Signature]
Deputy Clerk

