

EXECUTIVE SUMMARY

Introduction

This Version 2 Base Realignment and Closure (BRAC) Cleanup Plan (BCP) describes the status, management and response strategy, and action items related to Umatilla Depot Activity (UMDA) ongoing environmental restoration and associated compliance programs. These programs support restoration of the installation property, which is necessary to meet the requirements for property disposal and reuse activities associated with the realignment and eventual closure of the installation.

The scope of the BCP is based on requirements derived from the following laws: BRAC Act; National Environmental Policy Act (NEPA); Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as amended by the Community Environmental Response Facilitation Act (CERFA); Resource Conservation and Recovery Act (RCRA); and other applicable laws.

The UMDA BCP is intended to be a dynamic planning document which was developed by a BRAC Cleanup Team (BCT) consisting of U.S. Army, U.S. Environmental Protection Agency (USEPA) Region X, and State of Oregon Department of Environmental Quality (ODEQ) representatives. It was necessary to make certain assumptions and interpretations to develop the schedule and cost estimates provided in this plan. The BCP will be updated regularly to reflect the current status and strategies for remedial actions, compliance programs and disposal and reuse planning. This document is the second in a series of updates/modifications and represents conditions and strategies as of January 1995.

Status of Disposal, Reuse, and Interim Lease Process

The Commission on Base Closures recommended UMDA for realignment in 1988. Realignment at UMDA officially began on September 30, 1991 and ended on September 30, 1994. The realignment included the shifting of the conventional ordnance mission from UMDA to the Hawthorne Army Ammunition Plant in Nevada, and the destruction of conventional ordnance that could not be transferred safely. UMDA's current, realigned mission is the ongoing static storage of chemical munitions. UMDA's mission will change when a planned chemical agent deactivation incinerator is constructed on the property. The incinerator will be used to dispose of the chemical munitions currently stored at the installation. The chemical stockpile disposal program (Chem Demil) is expected to take approximately five years. Following Chem Demil, the incinerator will be disassembled and disposed. Closure of UMDA is expected to take place following disassembly of the chemical agent deactivation incinerator.

The disposal planning process associated with the realignment and eventual closure of UMDA is ongoing and involves three interrelated activities: the NEPA Environmental Impact Statement (EIS) process, development of a property disposal plan, and development of a community reuse plan. The first two items are the responsibility of the U.S. Army. The third is the responsibility of the Umatilla Depot Reuse Task Force, a committee created by the State of Oregon for the purpose of developing a plan for reuse and redevelopment of the installation. The Task Force is assisted by the Oregon Economic Development Department. These three disposal planning activities are in progress at UMDA.

The U.S. Army Corps of Engineers, Fort Worth District, prepared an EIS for Base Realignment and Closure for four installations, including Fort Wingate Depot Activity, Navajo Depot Activity, Umatilla Depot Activity, and Hawthorne Army Ammunition Plant in August 1991. A Disposal and Reuse EIS will be prepared as soon as the U.S. Army has identified the UMDA property it will retain to site a chemical agent deactivation incinerator. This Disposal and Reuse EIS is currently scheduled to be completed in Fiscal Year 1995, to take advantage of BRAC funds which will not be available after that time.

A disposal strategy has been developed for UMDA. The strategy incorporates planning elements related to supporting the installation's current and future mission, the U.S. Army BRAC disposal hierarchy, and community reuse planning goals. To date, the U.S. Army has not issued a Report of Excess for property at UMDA. The U.S. Army is in the process of identifying the property it will retain to site a chemical agent deactivation incinerator and the property necessary to support associated construction activities. Currently, the property which has been identified for this purpose encompasses approximately three-fourths of the installation and includes the Administration Area and the Ammunition Demolition Activity Area. Once the property necessary for the chemical munitions destruction mission is identified, the remaining property at the installation will be declared excess and will be disposed following the U.S. Army BRAC disposal process.

The U.S. Army has no plans to retain any portion of UMDA, following destruction of the chemical agents currently stored at the Depot. The destruction of the chemical agents is scheduled to be completed by September 2006. UMDA is scheduled to close following disassembly of the chemical agent deactivation incinerator. Property that has not been identified for transfer to another federal entity, such as the Bureau of Indian Affairs (BIA) or Bureau of Land Management (BLM), will be declared surplus at that time.

The BIA has the potential to acquire Depot property through the Department of the Interior for the Confederated Tribes of the Umatilla Indian Reservation, as the property was once hunting grounds for the tribes of the Umatilla Indians. The BLM also has the potential to acquire 8,439.86 acres of the installation that were formerly public domain lands. The property that BLM wants to acquire as public domain lands is located on the Depot in one square mile tracts that are in a "checker board" pattern. These one square mile tracts are part of the 1785 U.S. Public Land Survey. Every other square mile tract was granted to the BLM and the Northern Pacific Railway Company which created the checkerboard pattern.

The Umatilla Depot Task Force and Oregon Economic Development Department have prepared a reuse plan that describes redevelopment of the installation as a multiple use area which would include areas for agriculture, commercial/industrial, education, and wildlife management. This plan was taken into account during the generation of the U.S. Army disposal strategy. Following the Depot's closure in 2006, property transfer to other federal entities may occur. Property that is not transferred at the time of the Depot's closure will be developed as outlined in the community reuse plan.

Status of Environmental Restoration Program

The environmental restoration effort at UMDA was initiated in 1979 when an Initial Installation Assessment (IIA) was conducted and has continued to the present. The Depot is being investigated under CERCLA and RCRA programs. In 1987, a RCRA Facility Assessment identified 30 Solid Waste Management Units (SWMUs). UMDA was placed on the National Priorities List (NPL) in July of the same year, based on the Hazard Ranking System (HRS) site score for one of the sites at the installation, the Explosives Washout Lagoons. This designation brought UMDA under the federal facilities provisions of Section 120 of CERCLA. As such, the installation was required to enter into a Federal Facility Agreement (FFA) with the USEPA. An FFA was signed in October 1989 between the U.S. Army, USEPA Region X, and the ODEQ. The FFA outlined the investigations that have been conducted under UMDA's Installation Restoration Program (IRP), and stated the reporting requirements and schedules.

In accordance with U.S. Army BRAC IRP and conditions in the FFA, an Enhanced Preliminary Assessment (EnPA) was conducted at UMDA in 1990. Eighty-two sites were identified. These 82 sites encompassed the 30 SWMUs identified in the 1987 RFA and 52 additional sites. A Remedial Investigation (RI), completed in 1992, studied 58 sites identified during the EnPA.

A Supplementary Remedial Investigation (SRI) was also conducted in 1992 to study 12 EnPA sites (that were not studied during the RI), additional areas of Site 12, one new site, and various polychlorinated biphenyl (PCB) transformer locations. Investigations at five of the 82 sites within the EnPA were not continued, as information was sufficient to conclude that sites were not contaminated. Four of the EnPA's original sites were studied in an Underground Storage Tank (UST) survey. Of the 83 sites and six PCB transformer locations where PCBs were detected, only 10 sites were determined to require Remedial Action (RA).

During the Remedial Investigation/Feasibility Study (RI/FS) the sites were grouped into ten Operable Units (OUs). The sites were subsequently regrouped into nine OUs to more effectively address restoration of the property. Records of Decision (RODs) have been signed for eight of the OUs and a Decision Document (DD) has been signed between the U.S. Army and the State of Oregon for one OU. Two RODs specified "No Action" remedies. The DD is also considered a No Action Alternative (although it does state there will be three minor removals, two of soil and one of transite siding). The remaining RODs require that six OUs undergo RA. The remedial activities at one OU have been completed and remedial activities are underway at a second OU. The remaining four OUs are in the remedial design (RD) stage.

Restoration-related compliance activities currently underway at UMDA include UST compliance, asbestos abatement, and radon venting. A lead-based paint survey is scheduled to be conducted in Fiscal Year 1995.

Key Restoration and Transferability Strategies and Schedules

UMDA has shifted its focus from the activities of its old mission to the activities of its new realigned mission, in addition to compliance and restoration for eventual disposal and reuse of the property. The BCP programs currently being implemented focus on restoration activities with the goal of restoration sufficient for final transfer of installation property, which is expected to occur following Chem Demil activities. Strategies for determining the most effective response mechanisms for contaminant sources and contaminated areas during the early stages of the restoration process at the installation have been performed on a case-by-case basis by the BRAC Cleanup Team (BCT)/Project Team. A comprehensive strategy to identify regulatory programs applicable to the areas of contamination discovered during the restoration program has been developed.

Strategy elements currently focus on securing contracts for RD and RA activities, and ensuring that these activities are completed within the ROD and FFA schedules. The BCT is working to expedite the implementation of these RAs by accelerating schedules, overlapping remedial design phases, and other innovative actions in order to restore UMDA property.

Summary of Current BCP Action Items

Table ES-1 provides a listing of recommendations and issues associated with environmental restoration, compliance, and technical/management action items that require further evaluation and implementation by the BCT/Project Team. Bottom Up review program numbers specified in the Department of Defense BCP Guidebook which relate to each action item are identified in the table. The status of each of these actions items is also identified.

TABLE ES-1. BCT/PROJECT TEAM ACTION ITEMS

Action Item	Status			
	Program Review Item	In Progress	To Be Performed	Completed
COMPLIANCE ACTIVITIES				
UST Removal/Compliance - Depot-wide tank removal or upgrading	7	×		
Hazardous Materials Waste Management	7		×	
Close RCRA permitted storage area	7		×	
Lead-based Paint Survey	7		×	
Radon Venting Program	7		×	
CERCLA 120(H)(3) CONSIDERATIONS				
Environmental Condition of Property - Action items to determine environmental condition	7		×	
Suitability for Property Transfer - Update environmental condition maps as RA is complete	28	×		
Monitor RDX/Trinitrotoluene groundwater plume	32		×	
COMMUNITY RELATIONS				
Update community reuse plan	14		×	
Maintain Restoration Advisory Board	14		×	
MANAGEMENT AND ADMINISTRATIVE SUPPORT ACTIVITIES				
Utilize DENIX for information management and transfer	21		×	

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