1.0 INTRODUCTION

This report presents the findings and conclusions of an environmental baseline survey (EBS) performed for the military reservation on Adak, located on Adak Island, Alaska, including the former Naval Air Facility (NAF) Adak (Figure 1-1). The document is an update to the final EBS dated March 2002 and was conducted for Engineering Field Activity, Northwest (EFA Northwest) and managed under Environmental Remediation Action Contract, Contract No. N44255-01-D-2000, RAC 3/Task Order 7.

1.1 Purpose

This EBS has been prepared to document the current environmental condition of Naval property on Adak Island. With the knowledge of the property’s condition, appropriate decisions can be made regarding transfer or lease of this property to other parties. To assess the environmental condition of a property, information about the release or disposal of hazardous substances, petroleum products, or ordnance on that property is required. Once this information is known, the suitability of the property for transfer or lease can be ascertained.

1.2 The Base Closure Process

The end of the Cold War caused the federal government to reassess its need for some of its military bases. Prior to the late 1980s, base closure was a time-consuming and inconsistent process; therefore, Public Law (PL) 100-526 (the Base Realignment and Closure [BRAC] Act) was enacted in 1988 to create a process by which bases would be closed. The closure process was refined with PL 101-510, in which Congress created the Defense Base Realignment and Closure (BRAC) Commission. Installations were identified for closure after evaluating four criteria related to military value plus the return on continued investment and the economic, community infrastructure, and environmental impacts associated with closure. The Commission met in 1991, 1993, and 1995, and its recommendations are currently being implemented by the U.S. Department of Defense (DoD). One of the recommendations made by the 1995 Commission was to close the former NAF Adak.

The Community Environmental Response Facilitation Act (CERFA) (PL 102-426) was enacted in 1992 and amends Section 120 of CERCLA. CERFA directs federal agencies to evaluate all BRAC properties to identify uncontaminated buildings and other properties, and it allows the transfer or lease of remediated properties when the successful operation of an approved remedy has been demonstrated. The CERFA identification process considers release of petroleum products as well as hazardous substances. It is the CERFA process that guides the development and implementation of an EBS.
Adak Island has been federal property since the United States acquired Alaska from Russia in 1867. Since 1913, it has been a federal wildlife refuge. In 1980, all of Adak Island was included within the Alaska Maritime National Wildlife Refuge established by Congress in the Alaska National Interest Lands Conservation Act, and it remains part of that refuge today. Military presence on Adak began during World War II with its occupation as a staging area to mount a counteroffensive to dislodge the Japanese military from Attu and Kiska Islands. Navy presence at Adak was officially recognized by Public Land Order (PLO) No. 1949, dated August 19, 1959, which withdrew land on the northern half of the Island, comprising approximately 76,800 acres, for use by the Navy for military purposes. Notwithstanding that withdrawal, the property also remains part of the wildlife refuge. The Island’s tidelands are owned by the State of Alaska. The military withdrawal area has been divided into the following five land exchange parcels to facilitate the lease or transfer of Navy-occupied properties (Figure 1-2):

- Parcel 1A: Transferable as of January 2003; Adak Exchange Lands (31,895 acres)
- Parcel 1B: Transferable as of January 2003; Adak Exchange Lands (14,135 acres)
- Parcel 2: Transferable as of April 2002; Mt. Reed Exclusion Zone (3,500 acres)
- Parcel 3: Transferable as of January 2003; Remainder PLO-1949 (22,000 acres)
- Parcel 4: Non-transferable as of January 2003; SWMU Exclusion Zone (5,260 acres)

The military reservation has also been divided into two OUs to facilitate environmental assessment and cleanup under CERCLA. OU A encompasses all property within the military reservation with regard to chemical- and petroleum-related issues. OU B encompasses all Navy-managed property with respect to ordnance-related issues, including those associated with the physical hazard and chemical risks posed by ordnance-related chemicals (fillers, propellants, etc.). OU B has been further divided into OU B-1 (Parcels 1A, 1B, 2, and 3) and OU B-2 (Parcel 4) to expedite the transfer of approximately 47,000 acres of land for which the remedial investigation (RI) and remedial action (RA) are complete.

Based on the environmental condition of the property reported in the 1996 EBS, an interim lease was signed in June 1998 between the Navy and the Adak Reuse Corporation (ARC) for use of the main developed area (i.e., downtown) in Parcel 1A. Most of the other environmental investigation and remediation sites are located within either Parcel 1B or Parcel 4.
Figure 1-1
Location Map, Adak Island, Alaska
Parcels taken from Agreement Concerning the Conveyance of Property at the Adak Naval Complex
The Aleut Corp. Dept. of Interior, and Dept. of the Navy September 20, 2000 (Appendix A)
1.3 History of Environmental Remediation at Adak

Beginning in 1986, through various environmental agreements and regulatory programs, the Navy has identified and taken action at many sites on Adak that have been contaminated or potentially contaminated by releases of hazardous substances or petroleum (or sometimes both). In the case of Adak, hazardous substances include ordnance and explosives (OE)/unexploded ordnance (UXO), and chemicals associated with OE/UXO as well as the traditional CERCLA chemicals.

The former NAF Adak was placed on the National Priorities List (NPL) under CERCLA in May 1994. Cleanups and other remedial actions for areas that have been designated as areas of concern (AOCs), solid waste management units (SWMUs), or source areas (SAs) are governed by the following two agreements:

- The Federal Facilities Agreement (FFA) executed in November 1993 by the U.S. Environmental Protection Agency (EPA), Alaska Department of Environmental Conservation (ADEC), and the Navy for the remediation of CERCLA hazardous substances and Resource Conservation and Recovery Act (RCRA) corrective-action sites.

- The State-Adak Environmental Restoration Agreement (SAERA) was executed in April 1994 by ADEC and the Navy for the remediation of petroleum-release sites. The list of sites included in SAERA was expanded by an amendment to this agreement in 1996.

Under these two agreements, RIs, interim RAs, and feasibility studies (FSs) have been completed at most sites. In general, sites in OU B with ordnance issues are referred to as AOCs. SWMUs and SAs generally relate to hazardous substances (other than ordnance) or petroleum in OU A; however, several of the SWMUs or SAs have ordnance-related issues as well. A ROD for OU A was signed by the Navy on October 14, 1999; by EPA on March 30, 2000; and by ADEC on April 13, 2000. This ROD documented the decisions agreed to by the three agencies for remedial action at hazardous substance and petroleum-release sites on Adak that constitute OU A. The agencies modified the FFA in January 1999 to include a new operable unit, OU B, to deal with ordnance issues. This OU has subsequently been divided into two units, OU B-1 and OU B-2, to facilitate assessment, cleanup, and transfer of property. The ROD for OU B-1 was signed by the Navy, EPA, and ADEC in December 2001. The ROD for OU B-2 is pending.

Further discussion of the CERCLA hazardous substance and petroleum-release sites and their current environmental conditions is presented in Section 5.
1.4 Organization of the EBS Report

This EBS report is organized as follows:

- **Section 1, Introduction**, defines the purpose and scope of the EBS.
- **Section 2, Survey Methodology**, presents the approach used to gather information.
- **Section 3, Environmental Setting**, describes historical and cultural resources, population, ecology, topography, geology, water resources, and climate of the study area.
- **Section 4, Property Characterization**, describes the current and historical uses of the property and identifies existing and former facilities or activities that may affect the environmental-condition-of-property (ECP) classification.
- **Section 5, Findings for Base Property**, summarizes the results of the EBS, assigning ECP classifications by parcel and environmental site.
- **Section 6, Conclusions**, summarizes the results of the survey.
- **Section 7, References**, lists the sources used to prepare this report.