HENSLEY FIELD DALLAS, TX
PLANNING FOR THE FUTURE

Hensley Field: FAQ
March 11, 2022

This FAQ provides responses to frequently asked questions regarding the history of contamination and current environmental conditions at Hensley Field. If you have additional questions not addressed in the below FAQs, please contact us at info@hensleyfield.com.

WHAT ARE HENSLEY FIELD ENVIRONMENTAL CONDITIONS?

Since its decommissioning as a Naval Air Station during the Base Realignment and Closure (BRAC) process in 1995, Hensley Field has undergone numerous rounds of environmental studies, testing, and remediation. Due to its history of military use, contaminants of concern (COCs) at Hensley Field and Mountain Creek Lake include metals, petroleum hydrocarbons, polychlorinated biphenyls (PCBs), semi-volatile organic compounds, chlorinated solvents, and an emerging class of chemicals known as PFAS (polyfluoroalkyl substances) which were used in firefighting foams. Remediation for non-PFAS COCs has already taken place with soil remediation completed and approved by the Texas Commission on Environmental Quality (TCEQ) and groundwater remediation is partially completed and in progress by the Navy. The Navy is currently investigating the extent of PFAS in soil, groundwater, sediment, and surface water, the results of which are expected to be provided by June 2022. The Navy, through a 2002 Settlement Agreement with the City of Dallas, is obligated to cleanup the property to residential standards. The Navy has committed to completing any remaining remediation in a manner that allows redevelopment of the site within the timeframe provided in the Master Plan.

WHAT REMEDIATION HAS TAKEN PLACE ALREADY?

- Late-1990s: "Miscellaneous Sites" Soil Excavations; approximately 24 areas containing oil/water separators, underground storage tanks, soil hotspots, and a transformer storage yard were excavated and removed from the site. Subsequent sampling met residential Protective Concentration Levels (PCLs), and the excavations were then backfilled with select fill. The TCEQ does not require further action on these excavations.
- Mid-2000s: "85 Sites" & "DRMO" Soil Excavations; a second round of soil excavations removing 86 individual exceedance areas identified by the Navy to contain various contaminants including metals, polychlorinated biphenyls (PCBs), chlorinated volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), chlorinated pesticides, petroleum hydrocarbons or semi-volatile organic compounds (SVOCs). Subsequent sampling met residential protective concentration levels (PCLs), and the excavations were then backfilled with select fill. The TCEQ does not require further action on these sites.
- Mid-2000s: "TANG Ponds & Associated Ditches" Sediment remediation; water entering the ponds was temporarily diverted, and lead-contaminated sediment was removed for off-site for disposal. The Navy removed approximately 10,500 tons of sediment/sludge from the East Pond, 12,500 tons of sediment/sludge from the West pond, and 800 tons from nearby ditches. Subsequent-sampling confirmed that the remedial action removed lead-impacted soils, including from the bottom of the pond. TCEQ does not require further action regarding the TANG pond sediment.
- Mid-2000s: Cottonwood Bay & Mountain Creek Lake Sediments Monitored Natural Recovery; sediment impacted with COCs in these areas are attributable to Navy activities on the adjacent former Naval Weapons Industrial Reserve Plant (NWIRP), now referred to as Dallas Global Industrial Complex (DGIC); currently developed with a Home Depot Warehouse. Sediment sampling in

three exceedance zones has shown a decreasing trend of COCs due to contaminant burial, reduced contaminant mobility, chemical and biological breakdown, and dispersion of particles due to natural processes. Thus, TCEQ required dredging of a portion of one hotspot area (SWMU 85) with higher concentrations of COCs, and then approved a Monitored Natural Recovery (MNR) process for these three exceedance zones.

WHAT ACTIVITIES ARE ONGOING AND WHAT ARE FUTURE PLANS?

Groundwater remediation for non-PFAS COCs (chlorinated solvents) is in progress, with several areas undergoing long-term sampling and monitoring by the Navy. The Navy is currently assessing the extent of PFAS impacts on the site and is expected to complete its investigation in early 2022 and provide a Remedial Investigation (RI) report by June 2022. The next step will be development of a Feasibility Study in 2023.

WHAT IS BEING DONE TO COMPLETE REMEDIATION?

The Feasibility Study to be undertaken by the Navy will assess remedial alternatives to ensure protection of human health and the environment and cleanup to residential standards. PFAS Remediation efforts will be completed prior to redevelopment or in phases in tandem with redevelopment.

At the request of the City of Dallas, Texas Commission on Environmental Quality (TCEQ) conducts quarterly meetings attended by TCEQ, OEQS, EPA, and the Navy. The purpose of these meetings is to ensure that the Navy is meeting their obligations to assess and cleanup the site to residential standards in a timely fashion so that redevelopment and construction are not delayed.

Sediment expected to be disturbed/modified in Cottonwood Bay and Mountain Creek Lake from future development of the marina or restoration of Cottonwood Creek will require additional testing, and potentially remediation. All activities will require approval by TCEQ and may require concurrence/input by relevant stakeholders, including DGIC, Dallas Office of Environmental Quality & Sustainability (OEQS), the Environmental Protection Agency (EPA), Texas Department of State Health Services (TDSHS), TexGen, the U.S. Army Corps of Engineers, and Texas Parks and Wildlife.

Prior to redevelopment near the shoreline within Cottonwood Bay and Mountain Creek Lake, environmental data must be reviewed for understanding of historical site conditions and additional soil characterization samples will potentially be needed to provide current data/understanding of conditions and potential soil management expectations. In addition, TCEQ ad other stakeholder review and approval will be required prior to redevelopment.

WHAT RECREATION ACTIVITIES WILL BE ALLOWED ON MOUNTAIN CREEK LAKE?

While water quality conditions prohibit swimming as a recreational use, Mountain Creek Lake can still be used for recreational activities similar to those on White Rock Lake. Boating and fishing will be permitted subject to a no wake zone in certain areas and a consumption advisory.