



INTRODUCTION

The U.S. Army Corps of Engineers (Corps) is presenting this **Proposed Plan** to allow the public the opportunity to review and comment on the recommended action for Landfill Areas 1 and 3 located at the Lee Field Naval Air Station (Lee Field) **Formerly Used Defense Site** in Green Cove Springs, Florida. Clay County Port, Inc. owns the land where Landfill Areas 1 and 3 are located (please see Figure 1). Landfill Area 1 is about 6.2 acres on the south side of Wildwood Road. Landfill Area 3 is about 7.4 acres on the north side of a dirt road that connects County Road 209 with Wildwood Road. Both sites are located in undeveloped areas of an industrial park. The proposed future land use for both of these areas is for them to remain undeveloped.

This Proposed Plan provides a brief description of the **Remedial Alternative** evaluated for Landfill Areas 1 and 3 and discusses the rationale for supporting the **Preferred Alternative**.

The Corps will select the final remedy for the site after reviewing and considering all information submitted during the public comment period and the public meeting. The Corps, in coordination with stakeholders, may modify the Preferred Alternative or select another response action based on new information or public comments. Therefore, the public is encouraged to review and comment on this Proposed Plan. The Corps is sharing this Proposed Plan as part of its public participation responsibilities under Section 117(a) of the **Comprehensive Environmental Response, Compensation, and Liability Act**, as amended by the **Superfund Amendments and Reauthorization Act** of 1986 and 300.430(f)(2) of the **National Oil and Hazardous Substances Pollution Contingency Plan** (40 Code of Federal Regulations, Part 300, 1993). This Proposed Plan summarizes information that can be found in greater detail in the Remedial Investigation report.

IMPORTANT DATES AND LOCATIONS

PUBLIC COMMENT PERIOD:

April 23, 2019 through June 4, 2019

The Corps will accept comments on the Proposed Plan during the public comment period. Please submit your comments by emailing FUDS.Florida@usace.army.mil, calling 800.710.5184, or mailing them to the following address.

US Army Corps of Engineers
ATTN: PM-M Andrew Rebman
701 San Marco Blvd.
Jacksonville, FL 32207

Comments received by 5:00 pm June 4, 2019, or postmarked by that day will be considered in the selection of the final remedy.

PUBLIC MEETING:

The Corps will present the Proposed Plan at a public meeting on April 23, 2019, at 6:30 pm.

Green Cove Springs Police Department
Community Room
1001 Idlewild Avenue
Green Cove Springs, Florida 32043

For more information, project documents are available for review at the reference desk of the Clay County Public Library located at 403 Ferris Street in Green Cove Springs.



Figure 1: Lee Field Naval Air Station Landfill Areas 1 and 3

PUBLIC INVOLVEMENT PROCESS

Community members and other interested parties are encouraged to review the Proposed Plan and submit comments. Public comments are considered before any action is selected and approved. The Army is the lead agency for the Formerly Used Defense Sites program, and the Corps, on behalf of the Army and the Department of Defense, is the executing agent, which is responsible for environmental restoration of all properties that were formerly owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the Secretary of Defense. The Corps is responsible for investigating, reporting, and implementing remedial action at the former Lee Field. The Florida Department of Environmental Protection is the lead regulatory agency for this project. Representatives from the Florida Department of Environmental Protection reviewed and commented on the Remedial Investigation and do not agree with the Corps' preferred alternative.

The Remedial Investigation report is part of the **Administrative Record** file that contains all the documents used in making decisions on remedial actions at the former Lee Field. The Administrative Record file is available for review at the reference desk of the Clay County Public Library located at 403 Ferris Street in Green Cove Springs.

The purposes of this Proposed Plan are to:

- Provide information about the site, its history, current use, and future land use.
- Identify the Preferred Alternative for remedial action for the evaluated former landfill sites and explain the reasons for the preference.
- Encourage public review and comment on the alternative described.
- Provide information on how the public can be involved in the decision making process.

The Corps will present the selected alternative in the **Decision Document**, and responses to public comments on this Proposed Plan will appear in the “Responsiveness Summary” section. The flow chart shown below summarizes the various steps in the Decision Document development and approval process.

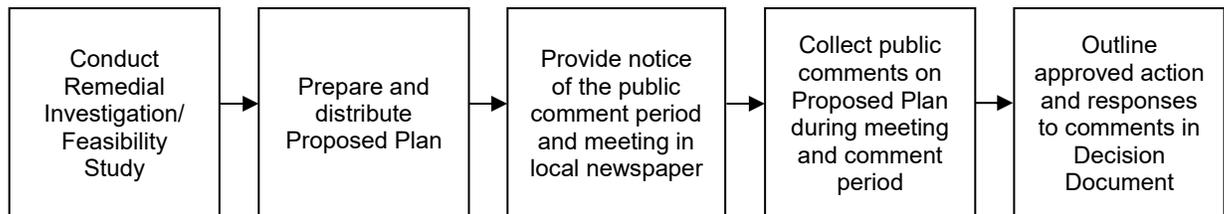


Figure 2: Public Participation Process

SITE BACKGROUND

Site History

The Department of Defense developed Lee Field in 1940 for use as a pilot training base during World War II. The installation contained extensive docking facilities with access to the St. Johns River, a railroad system, multiple aircraft runways, and supporting structures. Following the war, shallow-draft fleet ships were stored at Lee Field after its conversion to a naval station. In 1963, the Department of Defense transferred ownership of Lee Field to the City of Green Cove Springs. In 1965, the City of Green Cove Springs sold the property to J. Louis Reynolds who began developing the former Lee Field as an industrial park known as Reynolds Industrial Park. In 1981, Clay County Port, Inc. acquired the property and continued operation and development of the industrial park.

The Navy used the area known as Landfill Area 1 between 1947 and 1963 to store compost, creosote-treated power poles, and materials removed from ships that could not be incinerated. From 1951 through at least 1958, the Navy used Landfill Area 3 to dispose of domestic waste and other refuse.

Previous Investigations

The Corps has conducted a number of investigations at Landfill Areas 1 and 3 to evaluate if anything attributable to the Department of Defense could potentially impact the human health or the environment.

Engineering Report for Confirmation Study (1988): This study evaluated the former Lee Field to determine its eligibility for the Formerly Utilized Defense Sites Program. As part of this study, the Corps identified two areas that the military may have used as landfills

and labeled them as Landfill Area 1 and Landfill Area 3.

Preliminary Contamination Evaluation Report (1992): The Corps completed a Contamination Evaluation in 1991 to determine if there were any impacts to the soil or groundwater associated with Landfill Areas 1 and 3 and if further investigation of the sites was warranted.

Background Chemical Data Study Report (2004): The Corps conducted an analysis of the soil across the former Lee Field to identify what compounds appeared in the soil away from the Formerly Utilized Defense Site. This approach allowed the Corps to assess the background (or what is considered normal) for that area as a means of comparison to the samples collected from Landfill Areas 1 and 3.

Remedial Investigation

The Corps conducted a multi-phased Remedial Investigation between 2000 and 2018. During the various phases of the Remedial Investigation, the team reviewed historical records and aerial photographs; dug test pits; installed groundwater monitoring wells; and collected and analyzed more than 400 samples from the soil, sediment, surface water, and groundwater. Metals occur naturally in the environment, so it is normal to detect them in soil and groundwater samples.

Generally, the concentrations detected in the samples collected from Landfill Areas 1 and 3 were below the corresponding Florida Department of Environmental Protection's screening levels (groundwater/surface water/sediment cleanup target levels, and the soil cleanup target level for industrial areas). The Corps analyzed the sampling data and completed risk assessments to document potential risks to human health associated with exposure to the soil, surface water (if present), sediment, and groundwater, based on various scenarios (i.e. a construction worker/ landscaper/ trespasser coming in contact with the soil or groundwater). The analysis concluded there is no unacceptable risk to human health or the environment associated with the Department of Defense activities in Landfill Areas 1 and 3 at the current and most reasonably anticipated future land-use.

Landfill Area 1:

In Landfill Area 1, nothing was detected in the surface water or sediment above the Florida Department of Environmental Protection's screening levels. Petroleum compounds and arsenic were detected above industrial limits in one subsurface soil sample (between two to four feet deep). Chlorobenzene, a common solvent used for adhesives, rubber, and paints, was detected in one well at levels above the Florida Department of Environmental Protection's groundwater cleanup target level.

The Corps completed Human Health and Ecological Risk Assessments, and the data indicates there is no unacceptable risk to human health or the environment associated with the Department of Defense activities in Landfill Area 1 at the current and most reasonably anticipated future land-use.

Landfill Area 3:

In Landfill Area 3, nothing was detected in the soil or sediment above the Florida Department of Environmental Protection's screening levels. Chlorinated hydrocarbons

(used in insecticides and as solvents) and chloroethene were detected above the Florida Department of Environmental Protection's groundwater cleanup target level in a localized area.

The Corps completed Human Health and Ecological Risk Assessments, and the data indicates there is no unacceptable risk to human health or the environment associated with the Department of Defense activities in Landfill Area 3 at the current and most reasonably anticipated future land uses.

SITE CHARACTERISTICS

The former Lee Field is along the St. Johns River in Clay County within the City of Green Cove Springs. Landfill Area 1 is located near the southeastern corner of the industrial park while Landfill Area 3 is near the southern edge of the industrial park.

Land Use

The Lee Field Formerly Used Defense Site is now an industrial park. Landfill Areas 1 and 3 are undeveloped with dense vegetation. Neither area is currently used nor are there any known plans to change how the land is used.

Contamination Sources and Media

The Remedial Investigation indicates that the potential source of contamination would be compounds associated with buried debris in Landfill Areas 1 and 3. The sampling data and risk assessments, however, indicate no contamination attributable to the Department of Defense is present at levels that would pose unacceptable risks to human health and the environment.

SCOPE AND ROLE OF THE RESPONSE ACTION

The overall remedial strategy for the former Lee Field is to eliminate unacceptable risks to human health and the environment due to the military's past use of the site. Because Landfill Areas 1 and 3 do not pose an unacceptable risk to human health and environment attributable to the Department of Defense, no response action is required.

SUMMARY OF SITE RISKS

Based on the results of soil, sediment, surface water, and groundwater sampling and the risk assessments, there is no risk to human health or the environment attributable to the Department of Defense.

REMEDIAL ACTION OBJECTIVE

Since no remedial action is required, there is no remedial action objective.

SUMMARY OF ALTERNATIVES

The Preferred Alternative for this site is No Action. The Corps did not develop or evaluate other alternatives because there is no unacceptable risk to human health or the environment attributable to the Department of Defense. This alternative means that the Corps will not take any action, and if the Preferred Alternative of No Action is implemented, the use of the site will continue in its current condition.

EVALUATION OF ALTERNATIVES

There are no risks to human health or the environment attributable to the Department of Defense associated with Landfill Areas 1 and 3. For this reason, the only recommended alternative is No Action. Development or evaluation of other alternatives was not required.

PREFERRED ALTERNATIVE

No Action is the Preferred Alternative. It is appropriate because there are no risks to human health or the environment attributable to the Department of Defense.

COMMUNITY PARTICIPATION

The Corps is requesting public comments on this Proposed Plan. Comments will be accepted at a public meeting as well as throughout the public comment period. The public meeting is scheduled for April 23, 2019, at 6:30 pm at the Green Cove Springs Police Department Community Room located at 1001 Idlewild Avenue in Green Cove Springs. Representatives from the Corps will be present to explain the Proposed Plan, listen to concerns, answer questions, and accept public comments.

The Corps will consider comments received during the public meeting and comment period in the final remedial alternative decision that the Corps will present in the Decision Document. The Corps' responses to public comments will be in the Responsiveness Summary section of the Decision Document.

All reports and project documents are available for review in the Clay County Public Library located at 403 Ferris Street in Green Cove Springs (telephone 904.284.6315).

Contact Information:

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GLOSSARY OF TERMS

Administrative Record: The documents that form the basis for the selection of a response action compiled and maintained by the lead agency. 40 Code of Federal Regulation 800

Comprehensive Environmental Response, Compensation, and Liability Act: Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986. 40 Code of Federal Regulation 300

Decision Document: The Decision Document is used for the documentation of remedial action decisions at Formerly Used Defense Sites.

Formerly Used Defense Sites: Facility or site which was under the jurisdiction of the Secretary of Defense and owned by, leased to, or otherwise possessed by the United States at the time of actions leading to contamination by hazardous substances, for which the Secretary of Defense shall carry out all response actions with respect to releases of hazardous substance from that facility or site. 10 United States Code 2701

National Oil and Hazardous Substances Pollution Contingency Plan: The plan revised pursuant to 42 United States Code 9605 and found at 40 Code of Federal Regulation 300 that sets out the plan for hazardous substance remediation under Comprehensive Environmental Response, Compensation, and Liability Act of 1980. 40 Code of Federal Regulation 300

No Action: No Action is a determination based upon an evaluation of the historical use of the site, or area(s) of concern, as applicable, that there are no discharged contaminants present at the site, or at any other site to which a discharge originating at the site has migrated, or that any discharged contaminants present at the site or that have migrated from the site have been remediated in accordance with applicable remediation regulations.

Preferred Alternative: The Preferred Alternative is the alternative that, when compared to other alternatives, best meets the Comprehensive Environmental Response, Compensation, and Liability Act evaluation criteria and is proposed for implementation at a site.

Proposed Plan: The Proposed Plan identifies the preferred remedial alternative for a site and is made available to the public for comment.

Remedial Investigation: A process undertaken by the lead agency to determine the nature and extent of the problem presented by the release. The Remedial Investigation emphasizes data collection and site characterization and is generally performed concurrently and in an interactive fashion with the Feasibility Study. The Remedial Investigation includes sampling and monitoring, as necessary, and includes the gathering of sufficient information to determine the necessity for remedial action and to support the evaluation of remedial alternatives. 40 Code of Federal Regulation 300

Responsiveness Summary: a document that presents written responses to the formal comments received during the public comment period and is appended to the Decision Document.

REFERENCES

- APTIM. *Final Landfill Areas 1 and 3 Remedial Investigation Report, Former Lee Field Naval Air Station, Green Cove Springs, Florida*. November 2018.
- CB&I Federal Services LLC. *Final Landfill Areas 1 and 3 Remedial Investigation / Feasibility Study Work Plan, Former Lee Field Naval Air Station, Green Cove Springs, Florida*. June 2016.
- TerranearPMC, LLC. *Final Supplemental Remedial Investigation Report Former Landfill Area 1 at Former Lee Field Naval Air Station, Green Cove Springs, Florida*. March 2014.
- TerranearPMC, LLC and Shaw Environmental & Infrastructure, Inc. *Draft Landfill Area 3 Supplemental Remedial Investigation Report, Former Lee Field Naval Air Station, Green Cove Springs, Florida*. March 2012.
- Shaw Environmental, Inc. *Final Second Semiannual Groundwater Monitoring Report, Landfill Areas 1, 2, and 3, Former Lee Field Naval Air Station, Green Cove Springs, Florida*. December 2005.
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- Shaw Environmental, Inc. *Final Installation-Wide Background Chemical Data Study Report, Former Lee Field Naval Air Station, Green Cove Springs, Florida, Revision 1*. February 2004.
- Shaw Environmental, Inc. *Final Supplemental Remedial Investigation Report, Landfill Areas 1 and 3*. March 2005.
- PHR Environmental Consultants, Inc., *Final Historical Operations Summary, Former Lee Field Naval Air Station, Green Cove Springs, Florida*, August 2001.
- Black & Veatch Special Projects Corporation. *Final Expanded Site Inspection Report, Reynolds Industrial Park, Green Cove Springs, Clay County, Florida*. June 2000.
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- Dames & Moore, Inc. *Preliminary Contamination Evaluation Report, Former U.S. Naval Air Station, Lee Field, Green Cove Springs, Florida*. December 1992.
- Environmental Science and Engineering, Inc. *Final Engineering Report for Confirmation Study at Former U.S. Naval Station, Lee Field, Green Cove Springs, Florida*. March 1988.