

**U.S. Army Corps of Engineers Jacksonville District  
Formerly Used Defense Sites Program**



**PROPOSED PLAN**

**Richmond Naval Air Station**, Former Incinerator, Miami-Dade County, Florida  
Formerly Used Defense Sites Project Number I04FL003806

May 2018

**INTRODUCTION**

This **Proposed Plan**, presented by the U.S. Army Corps of Engineers (Corps) provides an opportunity for public review and comment on the recommended action for the former incinerator site within the Richmond Naval Air Station **Formerly Used Defense Site** in Miami-Dade County. The Federal Bureau of Prisons owns the land where the approximately one-quarter acre former incinerator site is located near the intersection of Coral Reef Drive and SW 137th Avenue. (Please see Figure 1.)

The Corps is issuing this document in coordination with the Florida Department of Environmental Protection and the Miami-Dade County Division of Environmental Resources Management to meet statutory and regulatory requirements for public participation. The Proposed Plan provides a brief description of the remedial alternative evaluated in the detailed analysis for the former Incinerator area and discusses the rationale for supporting the **Preferred Alternative**. The Corps will select the final remedy after reviewing and considering information submitted during the public comment period (see the information box). 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 the alternative presented in this Proposed Plan.

The Corps is required to issue this Proposed Plan and seek public comment and participation by federal law. (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, Section 300.430(f)(2) of the National Contingency Plan). Fieldwork for the **Remedial**

**PUBLIC COMMENT PERIOD:**

May 10, 2018 to June 15, 2018

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

U.S. Army Corps of Engineers  
ATTN: PM-M (Andrew Rebman)  
701 San Marco Blvd.  
Jacksonville, FL 32207-8175

The Corps will consider comments received by 5:00 pm June 15, 2018, or postmarked by that day in the selection of the final remedy.

**PUBLIC MEETING:**

The Corps will present the Proposed Plan at a public meeting on May 10, 2018 at 6:30 pm.

Holiday Inn Express & Suites  
13475 SW 131<sup>st</sup> Street  
Miami, Florida 33186

**ADMINISTRATIVE RECORD:**

Project documents are available for review.

Coral Reef Branch Library  
9211 SW 152<sup>nd</sup> Street  
Miami, FL 33157  
305.233.8324

Terms in bold letters are defined in the Glossary at the end of this document.

**Investigation** was conducted in April and June 2016, and the results of that investigation form the basis of this Proposed Plan. This Proposed Plan summarizes information that can be found in greater detail in the Remedial Investigation Report and other project documents.



Figure 1: Map of the Richmond Naval Air Station Formerly Used Defense Site

## **PUBLIC INVOLVEMENT PROCESS**

Community members and other interested parties are encouraged to review this Proposed Plan and submit comments. The Corps will consider the public comments on the alternative before selecting and approving any action for the incinerator area at the former Richmond Naval Air Station. The Army is the lead agency for the Formerly Used

Defense Sites program. The Corps, on behalf of the Army and the Department of Defense, is the executing agent for the program and is responsible for environmental restoration of all properties that were formerly owned, leased, or otherwise possessed by the United States under the jurisdiction of the Secretary of Defense. The Corps is responsible for investigating, reporting, and implementing remedial action at the incinerator at the former Richmond Naval Air Station. The Florida Department of Environmental Protection designated the Miami-Dade County Division of Environmental Resources Management as the regulatory agency for this project, and representatives from the Division of Environmental Resources Management and the Florida Department of Environmental Protection reviewed and commented on the Remedial Investigation Report. The Remedial Investigation Report is part of the **Administrative Record** file that contains all the documents used in making decisions on remedial action at the incinerator area of the Richmond Naval Air Station Formerly Used Defense Site. The Administrative Record file is available for review at the Coral Reef Branch Library, 9211 SW 152<sup>nd</sup> Street, Miami, Florida 33157.

This Proposed Plan identifies the remedial alternative evaluated and provides the rationale for the Preferred Alternative. The purposes of this Proposed Plan are to:

- Provide basic background information.
- Describe remedial alternative considered.
- Identify the Preferred Alternative for remedial action for the evaluated former incinerator site and explain the reasons for the preference.
- Solicit public review and comment on the alternatives described.
- Provide information on how the public can be involved in the remedy selection process.

The Corps will present the selected remedy in a **Decision Document**. The Corps' responses to public comments on this Proposed Plan will appear in the "Responsiveness Summary" section of the Decision Document. The flow chart shown below summarizes the various steps in the development and approval process for the former Incinerator at the Richmond Naval Air Station Decision Document.

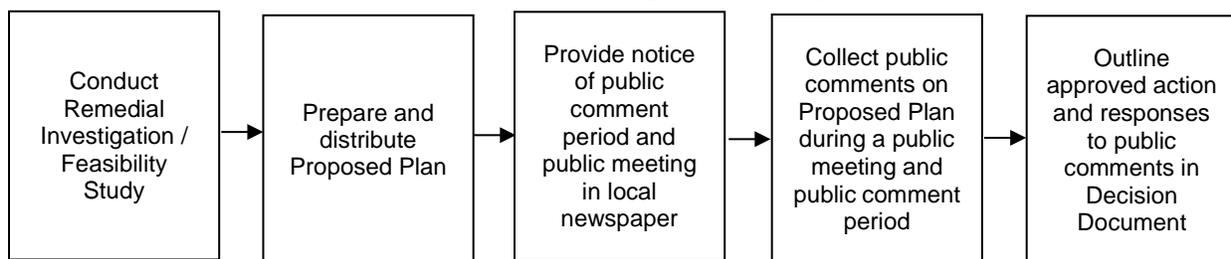


Figure 2: Former Incinerator Site Decision Document Process

## SITE BACKGROUND

### Site History

In 1942, the U.S. Navy acquired 2,048.13 acres in fee by condemnation and began constructing Richmond Naval Air Station as a lighter-than-air blimp base. The base was designed to be entirely self-sufficient and included a mess hall, medical clinic, recreational areas, barracks, and water and sewer systems. In addition to being home to a blimp squadron, Richmond Naval Air Station also provided maintenance services

and supplies to airships in the Gulf of Mexico and Caribbean region. In September 1945, a fire sparked during a major hurricane destroyed the base, and the government subsequently transferred the land to other parties. Between 1959 and 1985, the acreage of the former Richmond Naval Air Station was transferred, reassigned, or disposed of to several Federal agencies including the Federal Bureau of Prisons and the Coast Guard along with the University of Miami and the Miami-Dade County Division of Parks and Recreation.

### **Previous Investigation**

Preliminary Assessment/Site Inspection – In January 2011, the Florida Department of Environmental Protection investigated the former incinerator area and collected soil and groundwater samples. Nothing was detected in the groundwater above the Departments standards, but some metals were detected in soil samples that exceeded residential standards.

### **Remedial Investigation**

As a result of the Florida Department of Environmental Protection's investigation, the Corps opened a project to determine if anything from the Navy's use of the site remains in the former incinerator area. The Corps collected more than 40 soil and groundwater samples. The laboratory results were compared to the Florida Department of Environmental Protection's standards, and a risk assessment was conducted to analyze the potential risk to people and the environment. While a petroleum compound was detected in four soil samples, the level is below commercial/industrial standards, and there is no unacceptable risk to people or the environment at the current and most reasonably anticipated future land uses.

## **SITE CHARACTERISTICS**

### **Land Use**

The land is undeveloped, and the Bureau of Prisons does not plan to develop it.

### **Contamination Sources and Media**

The potential source of contamination would be compounds associated with the former incinerator. However, nothing was detected in the soil or groundwater above commercial/industrial standards.

## **SCOPE AND ROLE OF RESPONSE ACTION**

The overall remedial strategy for the site is to eliminate the risk to people and the environment. Since nothing was detected above the industrial/commercial standards, there is no risk to people or the environment attributable to the Department of Defense.

## **SUMMARY OF SITE RISK**

Based on the results of soil and groundwater sampling and the risk assessment, there is no risk to people or the environment associated with the Navy's former incinerator.

## **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 people or the environment attributable to the Department of Defense. This alternative means that the Corps will not take any action, and if the Corps implements the Preferred Alternative of No Action, the use of the site will continue in its current condition.

### **EVALUATION OF ALTERNATIVES**

There are no risks to people or the environment attributable to the Department of Defense associated with the former incinerator site. 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 people or the environment attributable to the Department of Defense, and it satisfies the statutory requirements of the Comprehensive Environmental Response, Compensation, and Liability Act, Section 121(b).

### **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 May 10, 2018, at 6:30 pm at the Holiday Inn Express & Suites located at 13475 SW 131<sup>st</sup> Street in Miami. 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 Coral Reef Branch Library located at 9211 SW 152<sup>nd</sup> Street in Miami (telephone 305.233.8324).

#### **Contact Information**

Telephone: 800.710.5184

Email: FUDS.Florida@usace.army.mil

U.S. Army Corps of Engineers

ATTN: Andrew Rebman (PM-M)

701 San Marco Blvd.

Jacksonville, FL 32207-8175

## 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 CFR 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 CFR 300

Decision Document: The Decision Document formally accepts the remedial response recommendation at Formerly Used Defense Sites. The Corps seeks regulatory agreement on the Decision Document, and the Army approves it.

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 USC 2701

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: This is a plan that 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 RI emphasizes data collection and site characterization, and is generally performed concurrently and in an interactive fashion with the feasibility study. The RI 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 CFR 300

## REFERENCES

Aerostar SES LLC, Site Assessment Report, Former Richmond Naval Air Station, 15801 SW 137th Avenue, Miami, Miami-Dade County, Florida, December 2011

Aerostar SES LLC, Final Work Plan, Remedial Investigation Study, Former Incinerator, Former Richmond Naval Air Station, Miami, Miami-Dade County, Florida, March 2016

Florida Department of Environmental Protection, Preliminary Assessment (PA), Richmond Naval Air Station, Miami-Dade County, Florida, August 2010

MACTEC Engineering and Consulting, Inc., Site Inspection Report, U.S. Navy Richmond Naval Air Station Site, Perrine, Miami-Dade County, Florida, July 2011

U.S. Environmental Protection Agency Office of Superfund Remediation and Technology Innovation Science and Policy Branch, Models for Establishing Cleanup Levels in Soil, Water, Buildings and Streets at Superfund Sites, September 2009