



Naval Facilities Engineering Systems Command Mid-Atlantic
Norfolk, Virginia

Final

**Site Management Plan
Fiscal Years 2026 through 2030**

St. Juliens Creek Annex
Chesapeake, Virginia

August 2025



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Prepared for NAVFAC Mid-Atlantic
by CH2M HILL, Inc.
Virginia Beach, Virginia
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Acronyms and Abbreviations

AFFF	aqueous film-forming foam
AM	Action Memorandum
AOC	Area of Concern
BERA	baseline ecological risk assessment
CCR	Construction Completion Report
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
COC	constituent of concern
CVOC	chlorinated volatile organic compound
DNAPL	dense nonaqueous phase liquid
DoD	Department of Defense
EE/CA	engineering evaluation/cost analysis
EPA	U.S. Environmental Protection Agency
ERA	ecological risk assessment
ERD	enhanced reductive dechlorination
ERP	Environmental Restoration Program
ERS	ecological risk screening
EVO	emulsified vegetable oil
FFA	Federal Facility Agreement
FRC	Fleet Readiness Center
FS	Feasibility Study
FY	fiscal year
GIS	geographic information system
HHRA	human health risk assessment
HHRS	human health risk screening
HRS	Hazard Ranking System
IAS	Initial Assessment Study
IRACR	Interim Remedial Action Completion Report
IRP	Installation Restoration Program
ISCR	in situ chemical reduction
LUC	land use control
MCL	maximum contaminant level
MIP	membrane interface probe
MNA	monitored natural attenuation

MRP	Munitions Response Program
NACIP	Navy Assessment and Control of Installation Pollutants
NAVFAC	Naval Facilities Engineering Systems Command
Navy	Department of the Navy
NCP	National Oil and Hazardous Substance Pollution Control Contingency Plan
NFA	no further action
NIRIS	Navy Installation Restoration Information Solution
NPL	National Priorities List
NTCRA	Non-time-critical Removal Action
OBDW	off-base drinking water
PA	Preliminary Assessment
PAH	polycyclic aromatic hydrocarbon
PCB	polychlorinated biphenyl
PFAS	per- and polyfluoroalkyl substances
PFOA	perfluorooctanoic acid
PFOS	perfluorooctanesulfonic acid
POL	petroleum, oils, and lubricants
PRB	permeable reactive barrier
RA	remedial action
RAB	Restoration Advisory Board
RA-C	Remedial Action-Construction
RACR	Remedial Action Completion Report
RAO	remedial action objective
RA-O	Remedial Action-Operation
RC	Response Complete
RCRA	Resource Conservation and Recovery Act
RD	Remedial Design
RDX	hexahydro-1,3,5-trinitro-1,3,5-triazine
RFA	Resource Conservation and Recovery Act facility assessment
RFI	Resource Conservation and Recovery Act Facility Investigation
RI	Remedial Investigation
RIP	remedy-in-place
ROD	Record of Decision
RRR	Relative Risk Ranking
SARA	Superfund Amendments and Reauthorization Act

SI	site inspection
SJCA	St. Juliens Creek Annex
SMP	Site Management Plan
SRI	Supplemental Remedial Investigation
SSA	Site Screening Assessment
SVOC	semivolatile organic compound
SWMU	solid waste management unit
TBD	to be determined
TCE	trichloroethene
TCRA	Time-critical Removal Action
TS	Treatability Study
VDEQ	Virginia Department of Environmental Quality
VDH	Virginia Department of Health
VI	vapor intrusion
VOC	volatile organic compound
VSI	visual site inspection

Introduction

This document was prepared by CH2M HILL, Inc. (CH2M), a wholly owned subsidiary of Jacobs, under Naval Facilities Engineering Systems Command (NAVFAC) Atlantic's Comprehensive Long-term Environmental Action—Navy (CLEAN) Contract Number N62470-21-D-0007, Contract Task Order N4008522F4328, for submittal to NAVFAC Mid-Atlantic. This document presents the Environmental Restoration Program (ERP) Site Management Plan (SMP) for St. Juliens Creek Annex (SJCA), Chesapeake, Virginia, for Fiscal Years (FYs) 2026 through 2030. The SMP meets the requirements of the Federal Facility Agreement (FFA) between NAVFAC Mid-Atlantic, U.S. Environmental Protection Agency (EPA) Region 3, and the Virginia Department of Environmental Quality (VDEQ), under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) to address environmental contamination at applicable SJCA sites (DoD 2004).

The SMP is intended to be used in the planning, scheduling, and implementing of environmental remedial response activities at SJCA. The SMP provides brief site descriptions, summaries of previous investigations, statuses of CERCLA activities, and conceptual schedules for SJCA ERP sites. The prioritization of activities and the conceptual schedules were developed by the SJCA ERP Partnering Team, which includes representatives from NAVFAC, EPA, and VDEQ.

The drafting of this SMP was completed in June 2025 with concurrence from the EPA and VDEQ; however, in accordance with the FFA, this SMP will not be considered as a Final document until funds authorized and appropriated by Congress are received by the Environmental Restoration, Navy account, so that the planned work for this FY, as defined in this SMP, can be accomplished. The SMP is a working document that is updated yearly to maintain current documentation and summaries of environmental actions at SJCA. This SMP updates and supersedes the FYs 2025 through 2029 SMP (CH2M 2024g).

St. Juliens Creek Annex Description and Environmental History

2.1 St. Juliens Creek Annex Description

The SJCA facility is approximately 490 acres and is situated at the confluence of St. Juliens Creek and the Southern Branch of the Elizabeth River in the city of Chesapeake, in southeastern Virginia (**Figure 2-1**). A Virginia Power easement runs through the facility. Most surrounding areas are developed and include residences, schools, recreational areas, and shipping facilities for several large industries.

SJCA began operations as a naval facility in 1849. The annex was one of the largest ammunition depots in the United States involving wartime transfer of ammunitions to various other naval facilities. Specific ordnance operations and processes conducted at SJCA included stockpiling Explosive D (ammonium picrate, which was received in lined boxes from the manufacturer) for use in projectiles, manufacturing Mark VI mines, assembling small-caliber guns and ammunition, storing torpedoes, filling shells, and testing ordnance. In 1975, all ordnance operations were transferred to the Naval Weapons Station Yorktown. As a result, decontamination was performed in, around, and under ordnance-handling facilities at SJCA in 1977.

SJCA has also provided non-ordnance services, including degreasing; operation of paint shops, machine shops, vehicle and locomotive maintenance shops, pest control shops, battery shops, print shops, electrical shops, boiler plants, wash racks, and potable water and saltwater fire-protection systems; fire-fighter training; and storage of oil and chemicals.

While activity at SJCA has decreased overall in the past decade with the demolition of many older structures, most recently it has increased. The current primary mission of SJCA is to provide a radar-testing range and various administrative and warehousing facilities and light industrial shops for nearby Naval Support Activity Portsmouth, Norfolk Naval Shipyard, and other local naval activities. Defense Logistics Agency, Naval Information Warfare Systems Command, Fleet Logistics Norfolk, Naval Undersea Warfare Center Detachment, and a cryogenics school are currently located within SJCA.

2.2 Environmental History

In 1975, the Department of Defense (DoD) began the Navy Assessment and Control of Installation Pollutants (NACIP) Program to assess past hazardous and toxic materials storage and disposal activities at military installations. The goals of this program were to identify environmental contamination resulting from past hazardous materials management practices, to assess the impacts of the contamination on public health and the environment, and to provide corrective measures as required to mitigate adverse impacts.

In 1976, the Resource Conservation and Recovery Act (RCRA) was passed by Congress to address potentially adverse human health and environmental impacts from hazardous waste management and disposal practices. RCRA was legislated to manage the present and future disposal of hazardous wastes.

To meet the objectives of the NACIP Program, an Initial Assessment Study (IAS) was conducted at SJCA in 1981 (NEESA 1981). Results of the IAS revealed that low-level concentrations of ordnance materials still existed throughout the eastern portion of the facility. These areas are associated with buildings that handled loose ordnance materials. Decontamination conducted at the facility in 1977 lowered the concentrations of these materials. However, visual inspections and analytical tests performed after decontamination indicated that low concentrations of ordnance materials still existed in some buildings. Residues were also suspected from waste burning at the Burning Grounds (Installation Restoration Program [IRP] Site 5) and near the swamp between historical buildings 257 and 130 (IRP Site 2), pesticide and herbicide rinsate disposal at Cross Street and Mine

Road (IRP Site 8), and ordnance waste and rinse waters released to the sediment of Blows Creek. However, the IAS (NEESA 1981) concluded that the sites identified were determined not to pose a threat to human health and the environment, and no confirmation study was recommended.

In 1980, CERCLA, or “Superfund,” was passed to investigate and remediate areas impacted by past hazardous waste management practices. This program is administered by EPA or state agencies.

In 1983, a Preliminary Assessment (PA), the first step in the CERCLA process (described in **Section 2.3**) was conducted at SJCA. Ambient air at Sites 1, 2, 3, 4, 8, and 13 was monitored for volatile organic compounds (VOCs) and radiation with an organic vapor meter and radiation meter, respectively. No readings above background were encountered and no significant signs of contamination were observed at the sites. However, the report for the PA mentioned that various locations on the facility were contaminated with low-level residues of pesticide and herbicide materials. A confirmation study was not recommended.

The NACIP Program was revised in 1986 to reflect the requirements of CERCLA as amended by the Superfund Amendments and Reauthorization Act (SARA). SARA established the IRP to address releases of hazardous substances, pollutants, and contaminants on installations and former properties resulting from past practices that may pose risks to human health and the environment. The IRP is currently addressed under the ERP.

The first step under the RCRA corrective action process, a RCRA facility assessment (RFA), was conducted at SJCA in 1989. The RFA included a preliminary review of all available relevant documents and a visual site inspection (VSI) that identified 34 solid waste management units (SWMUs) and 12 areas of concern (AOCs). Twenty-three SWMUs (1, 2, 3, 4, 5, 6, 8, 9, 13, 14, 15, 16, 17, 19, 20, 23, 24, 25, 27, 30, 32, 33, and 41) and nine AOCs (B, C, D, E, G, H, I, J, and L) were recommended for further action. Detailed subsurface investigations, such as RCRA Facility Investigations (RFIs), were recommended at 10 of the SWMUs (1, 2, 3, 4, 5, 6, 8, 24, 30, and 32) and one of the AOCs (AOC L) based on the potential for a release to have occurred in association with the waste management activities at these units. Investigations less detailed than RFIs, including integrity testing and verification investigations, were recommended for the other SWMUs and AOCs.

To assess whether SJCA should be proposed for the National Priorities List (NPL), EPA completed a Hazard Ranking System (HRS) evaluation in January 2000. SJCA was assigned a score of 50 based on the potential for surface water migration. Those facilities with HRS scores exceeding 28.5 are proposed for the NPL. Therefore, on February 3, 2000, EPA proposed that SJCA be added to the NPL. The proposed listing was followed by a minimum 60-day review and comment period prior to the inclusion of SJCA on the NPL on July 27, 2000.

In association with the inclusion of SJCA on the NPL, the SJCA IRP Partnering Team, now referred to as the SJCA ERP Partnering Team, was chartered to streamline the cleanup of former disposal sites by using consensus-based site management strategies throughout the CERCLA process (described in **Section 2.3**). The Team consists of representatives from NAVFAC, EPA, and VDEQ, and meetings are held quarterly or more frequently as necessary.

As part of the FY 2002 Defense Authorization Act, Congress mandated that DoD develop a program to address military munitions. As a result, the Munitions Response Program (MRP) was developed under the ERP. The SJCA ERP Partnering Team is following the CERCLA process to address MRP sites identified at SJCA. To date, only one MRP site, MRP Area UXO 1, has been identified at SJCA.

The FFA (DoD 2004), negotiated between the Department of the Navy (Navy), EPA, and VDEQ, was signed in July 2004. In accordance with the FFA, all past and future work at ERP sites, SWMUs, and AOCs will be reviewed and a course of action for future work requirements at each site will be developed. The FFA also includes specific requirements for the preparation and content of the SMP.

The Preliminary Closeout Report for SJCA was signed in July 2016, signifying that the facility had achieved construction completion (EPA 2016).

In 2016, NAVFAC Headquarters released a directive to conduct a comprehensive compilation of existing information about known or potential releases and potential migration pathways for per- and polyfluoroalkyl substances (PFAS), an emerging class of contaminants, at naval facilities (Navy 2016). As part of the NAVFAC

Headquarters directive, a Navy-wide review of records was conducted to establish an inventory of locations where PFAS may have been used, stored, released, or disposed of at Navy installations. In response to this direction, a PA for PFAS at SJCA was conducted.

The PA Work Plan was finalized in October 2018 (CH2M 2018a). The Basewide PFAS PA Report for St. Juliens Creek Annex was finalized in February 2021 (CH2M 2021a). In the PA for PFAS, it was determined and agreed upon by the Navy, EPA, and VDEQ that 5 areas (currently identified as Site 5, Site 15, Site 21, Site 22, and Site 23) were recommended for further investigation and carried forward into the site inspection (SI). Regulatory concurrence was not achieved on the following sites where the Navy's PA and SI recommended no additional evaluation at this time¹:

- SWMU 10 – Hazardous Waste Container Storage Building 154Y
- SWMU-11 – Hazardous Waste Container Storage Building 163Y
- AOC K – Former Sewage Treatment Plant
- Site 3 – Waste Disposal Area C
- Site 4 – Landfill D
- Site 8 – Cross and Mine
- Site 10 – Waste Disposal at Railroad Tracks; Swale beneath Building 13

Additional documentation of the non-concurrence items is captured in comments and response to comments in the PFAS SI Report (CH2M 2023b). At a future date, these sites will need to be discussed by the team to determine a path forward and final disposition.

The PFAS SI was completed from 2022 to 2023, and the PFAS SI Report was finalized in December 2023 (CH2M 2023b). The SI Report concluded that PFAS concentrations in exceedance of screening criteria were present at the five areas (Site 5, Site 15, Site 21, Site 22, and Site 23) and it was recommended they move forward to the Remedial Investigation (RI) phase. Therefore, these sites are currently active SJCA IRP sites and have been added to this SMP.

2.3 Off-Base PFAS Investigation

Certain PFAS have been identified as emerging chemicals of environmental concern by the Navy and EPA. PFAS have been used in a variety of industrial and military applications. Potential releases of PFAS resulting from historical activities conducted at Navy installations, such as use of aqueous film-forming foam (AFFF) during fire and emergency response, testing, and training activities or chromium electroplating operations, has prompted the Navy to investigate PFAS within the DoD Cleanup Program (under CERCLA and the Defense Environmental Restoration Program).

The Basewide PFAS PA for St. Juliens Creek Annex was finalized in February 2021 (CH2M 2021a) and the PFAS SI Report was finalized in December 2023 (CH2M 2023b). During the PFAS SI, a potential off-base drinking water concern was identified and an investigation for PFAS in private drinking water wells is currently ongoing (CH2M 2024f).

Prior to the investigation, Virginia Department of Health (VDH) was contacted in 2018 to obtain copies of drinking water well permits within 1-mile of SJCA, and there were no drinking water well permits identified at that time. As of 1990, drinking water wells are required to be permitted by the VDH; however, written construction records prior to 1990 may not exist. In July 2023, the City of Chesapeake was contacted and asked to provide water billing information to confirm that properties within the sampling area are utilizing city water as no drinking water well permits were identified within this area. Based on the data provided by the City of Chesapeake in August 2023, several properties within the sampling area were identified as developed; however, utility records indicated no use of municipal water. Based on this review it was determined that private drinking water wells may be present

¹ EPA also expressed concern about Buildings 63, 64, 216, and 320; however, the areas surrounding these current and/or former buildings were investigated as part of the PFAS SI at Site 21 (CH2M 2023b).

within the sampling area. During the investigation, two property owners requested sampling of private water wells that were primarily irrigation wells identified by the property owners as being occasionally used for drinking water. The other property owners that responded to the inquiry have indicated they have municipal water. In addition, property owners within the sampling area indicated that irrigation wells within the sampling area are being used, and well permits provided by the VDH confirmed this indicating that there are irrigation and geothermal wells within 1-mile of SJCA.

An Off-Base Drinking Water (OBDW) Results Technical Memorandum documenting the activities that were completed as part of this investigation, was finalized in February 2025 (CH2M 2025b). The OBDW Technical Memorandum concluded that neither perfluorooctanoic acid (PFOA) or perfluorooctanesulfonic acid (PFOS) were detected in the private water wells sampled and that additional long-term assessment of off-Base migration potential may be warranted based on the results of future on-Base investigations.

2.4 Comprehensive Environmental Response, Compensation, and Liability Act Process

The objectives of the CERCLA process are to evaluate and, if determined necessary, remediate environmental releases or threatened releases to air, surface water, groundwater, sediment, and soil. The major elements of the CERCLA process are summarized in the following subsections.

Community involvement is implemented throughout the CERCLA process. To learn how the public would like to be involved in the CERCLA process, community interviews were conducted, and a Community Relations Plan was developed based on the responses in 2000 (CH2M 2000). The plan, now called the Community Involvement Plan, is updated every 3 to 5 years or if significant community concerns or a major change in the ERP at SJCA occur. The most recent update was completed in 2020 (CH2M 2020a). Community participation at SJCA includes a Restoration Advisory Board (RAB), public meetings, an information repository, fact sheets, public notices, and a public Web site (<https://go.usa.gov/xSvtw>). The RAB was formed in 1999 and is co-chaired by the Navy and a community member from the Geneva Shores neighborhood in the city of Chesapeake. The RAB consists of community members and representatives of the Navy, VDEQ, and EPA. RAB meetings are held annually and typically consists of a tour of the sites on Base in May each year and is open to the public to provide opportunity for comment and input on the ERP. Representatives of the city of Chesapeake and the Elizabeth River Project, employees at SJCA, and local community members frequently participate in the RAB.

The documents that form the basis for the selection of the response for each site are maintained in an administrative record. An information repository consisting of a reference collection of general and SJCA ERP site information, including documents for public review, the Community Involvement Plan, Superfund information, and fact sheets, is maintained at the Major Hillard Library in the city of Chesapeake, for review by the public. The administrative record, information repository, and ERP public Web site are updated as needed.

2.4.1 Preliminary Assessment/Site Inspection

The PA is a limited-scope assessment designed to distinguish between sites that clearly pose little or no threat to human health or the environment and those that may pose a threat and require further investigation. This stage typically involves a review of historical documents and a VSI. Based on the results, the PA may result in a determination of no further action (NFA), completion of a Site Inspection (SI) if there is insufficient information to reach an NFA decision, an engineering evaluation/cost analysis (EE/CA) and Removal Action if significant threat to human health or the environment exists, or an RI/Feasibility Study (FS) if remediation is deemed necessary.

If the PA recommends an SI, the SI is conducted to eliminate from further consideration those releases that pose no significant threat to human health and the environment, to determine the potential need for a Removal Action, to collect or develop data to evaluate the release pursuant to the HRS, and to collect data to better characterize a release for more effective and rapid initiation of the RI/FS. If the SI recommends further

investigation and/or remediation, an RI/FS or an EE/CA and Removal Action is initiated. The sites that do not require further investigation or response are designated as NFA sites.

2.4.2 Remedial Investigation/Feasibility Study

Based on the results of the PA/SI, an RI may be conducted. The RI is designed to characterize site conditions, determine the nature and extent of contamination, assess the risk to human health and the environment posed by site contamination, and provide a basis for decisions on further response actions or NFA. During the RI, environmental samples are usually collected from all the media present at the site. The RI should provide information to refine the conceptual site model and form the basis for the development of remedial action objectives (RAOs) and remedial strategies that will comprise the FS.

The FS is the mechanism for the development, screening, and detailed evaluation of remedial action (RA) alternatives to meet environmental requirements and protect human health and the environment. The overall objectives of an FS are to develop and evaluate potential remedies that permanently and significantly reduce the threat to public health, welfare, and the environment; select a cost-effective RA alternative that mitigates the threat(s); and provide the basis for achieving consensus regarding the selected response action.

The RI and FS can be conducted concurrently; data collected in the RI influence the development of RA alternatives in the FS, which in turn affect the data needs and scope of potential treatability studies and additional field investigations. This phased approach encourages the continual scoping of the site characterization effort, which minimizes the collection of unnecessary data and maximizes data quality.

Generally, the need for a Treatability Study (TS) is identified during the FS. Treatability studies are performed to assist in the evaluation of a potentially promising remedial technology. The primary objectives of treatability studies are to provide sufficient data to allow treatment alternatives to be fully developed and evaluated during the FS and to support the Remedial Design (RD) of a selected alternative. Treatability studies may be conducted at any time during the process.

Treatability studies may be classified as either bench-scale (laboratory study) or pilot-scale (field study). For technologies that are well-developed and tested, if treatability studies are needed, bench-scale studies are often sufficient to evaluate performance. For innovative technologies, pilot-scale tests may be required to obtain the desired information. Pilot-scale tests simulate the physical and chemical parameters of the full-scale process and are designed to bridge the gap between bench-scale and full-scale operations. Generally, a pilot-scale system is deployed onsite to collect the required information. Treatability studies may also be needed during the RD/RA phase to obtain more detailed information about operations, performance, and cost associated with designing a full-scale treatment system.

2.4.3 Engineering Evaluation/Cost Analysis and Removal Action

A Removal Action is a response implemented in an expedited manner to address releases or threatened releases in order to mitigate the spread of contamination. Removal Actions may be implemented at any time during the CERCLA process. Removal Actions are classified as either Time-critical Removal Actions (TCRAs) or Non-time-critical Removal Actions (NTCRAs). Actions taken immediately to mitigate an imminent threat to human health or the environment, such as the removal of corroded or leaking drums, are classified as TCRAs. Removal Actions that may be delayed for 6 months or more without significant additional harm to human health or the environment are classified as NTCRAs.

For an NTCRA, an EE/CA is prepared rather than the more extensive FS. An EE/CA focuses only on the substances to be removed rather than all contaminated substances at the site. For EE/CAs, the public is provided an opportunity to comment during an announced formal public comment period. A Removal Action can be either the final remedy or an interim action followed by an RA as the final remedy, depending on the extent to which the threats are mitigated by the action. A Removal Action, when implemented as the final remedy, can be used for fast and significant reductions in risk and for mitigating long-term threats. In cases where the Removal Action is the final remedy, the Removal Action may lead to NFA for the site. If the Removal Action was accomplished during

the RI/FS phase, any final determination of NFA must be documented in a Record of Decision (ROD). If the nine National Oil and Hazardous Substance Pollution Control Contingency Plan (NCP) criteria were not addressed as part of the EE/CA or action memorandum (AM), a focused FS would be needed, followed by a ROD.

2.4.4 Proposed Plan/Record of Decision

The Proposed Plan presents the RA alternatives developed in the FS and recommends a preferred RA alternative. The preferred RA alternative selection process factors in the ability of each alternative to satisfy the threshold criteria, trade-offs among RA alternatives considering the primary balancing criteria, and the results of the risk assessment. The public is given an opportunity to comment on the Proposed Plan during an announced formal public comment period. During the public comment period for a Proposed Plan, a public meeting is held to provide supporting information. At the end of the public comment period, an appropriate RA alternative is chosen to protect human health and the environment.

The ROD documents the remedy selection process and the selected remedy, including NFA determinations for sites that were addressed during the RI/FS phase. All parties directly involved in the ERP (Navy, EPA, VDEQ, and the public) must have an opportunity to comment on the selected RA alternative. Any public comments received on the Proposed Plan are addressed as part of the responsiveness summary in the ROD. The Navy, EPA, and VDEQ must agree on the selected RA alternative. A public notice is issued after the ROD is signed and is made available for public inspection. A public notice is also published for any significant post-ROD changes. Once the ROD has been signed, the RD/RA process is initiated for those sites where the selected remedy includes further action.

An interim RA may be selected for a site in order to take quick action to protect human health and the environment from an imminent threat in the short term, while a final remedial solution is being developed; or to institute temporary measures to stabilize the site and/or prevent further migration of contaminants or further environmental degradation. If an interim RA is selected, an interim Proposed Plan and an interim ROD are developed in accordance with the process detailed above. Because an interim action is limited in scope and may not address all site areas or media, the interim action is followed by a final Proposed Plan and ROD for the site.

2.4.5 Remedial Design/Remedial Action

Subsequent to the ROD, RD/RA activities are implemented for sites requiring further action. The technical specifications for cleanup remedies and technologies, including terms and conditions for establishing and maintaining land use controls (LUCs), are designed in the RD phase. The purpose of the RD phase is to convert the conceptual design for the selected remedy from the FS into a full-scale detailed design for implementation. The RD phase includes preparation of technical RD work plans, drawings, specifications, and RA work plans.

LUCs restrict use of, and may also limit access to, real property at which contamination remains in place. LUCs, which consist of engineered controls and institutional controls, are placed on ERP sites to protect human health and the environment until such time, if ever, as they are no longer needed. Engineered controls include fences, signs, and other physical means of regulating access to and use of real property. Institutional controls are legal and administrative restrictions on land use, such as notations on installation land use plans, notices recorded in public land records, and periodic SIs. LUCs may be modified as site conditions change. Field inspections are required at least annually to assess the conditions of all sites subject to LUCs. These inspections shall determine whether the current land use remains protective and consistent with all RA/corrective measures objectives outlined in the ROD.

The RA phase is the actual construction or implementation of the cleanup process and implementation of LUCs, if applicable. The RA start date is defined as the date the contractor has mobilized and begun substantial and continuous physical onsite RA. The start date is important because it triggers the beginning of the Five-Year Review cycle if one is required. The RA phase involves two main components: Remedial Action-Construction (RA-C), and Remedial Action-Operation (RA-O).

Interim RAs are implemented to provide temporary mitigation of human health risks or to mitigate the spread of contamination in the environment. Similar to Removal Actions, they may be implemented at any time during the

process. Examples of interim RAs include installing a pump-and-treat system for product recovery from the groundwater or installing a fence to prevent direct contact with hazardous materials. For interim RAs, a focused FS is sometimes prepared rather than the more extensive FS. As with the Removal Action, an interim RA may become the final RA if the results of the risk assessment indicate that no further RA is required to protect human health and the environment.

Once the RA-C phase is completed and the remedy has been shown to be functioning as designed (for example, initial testing has been accomplished and shows that the remedy will function properly), the remedy-in-place (RIP) milestone is achieved. For long-term remedies where it is anticipated that RAOs will be achieved over a long period, an Interim Remedial Action Completion Report (IRACR) is prepared following RIP to document that the remedy is constructed and operating successfully, and the RA-O phase is initiated.

2.4.6 Response Complete, Long-Term Management, and Site Closeout

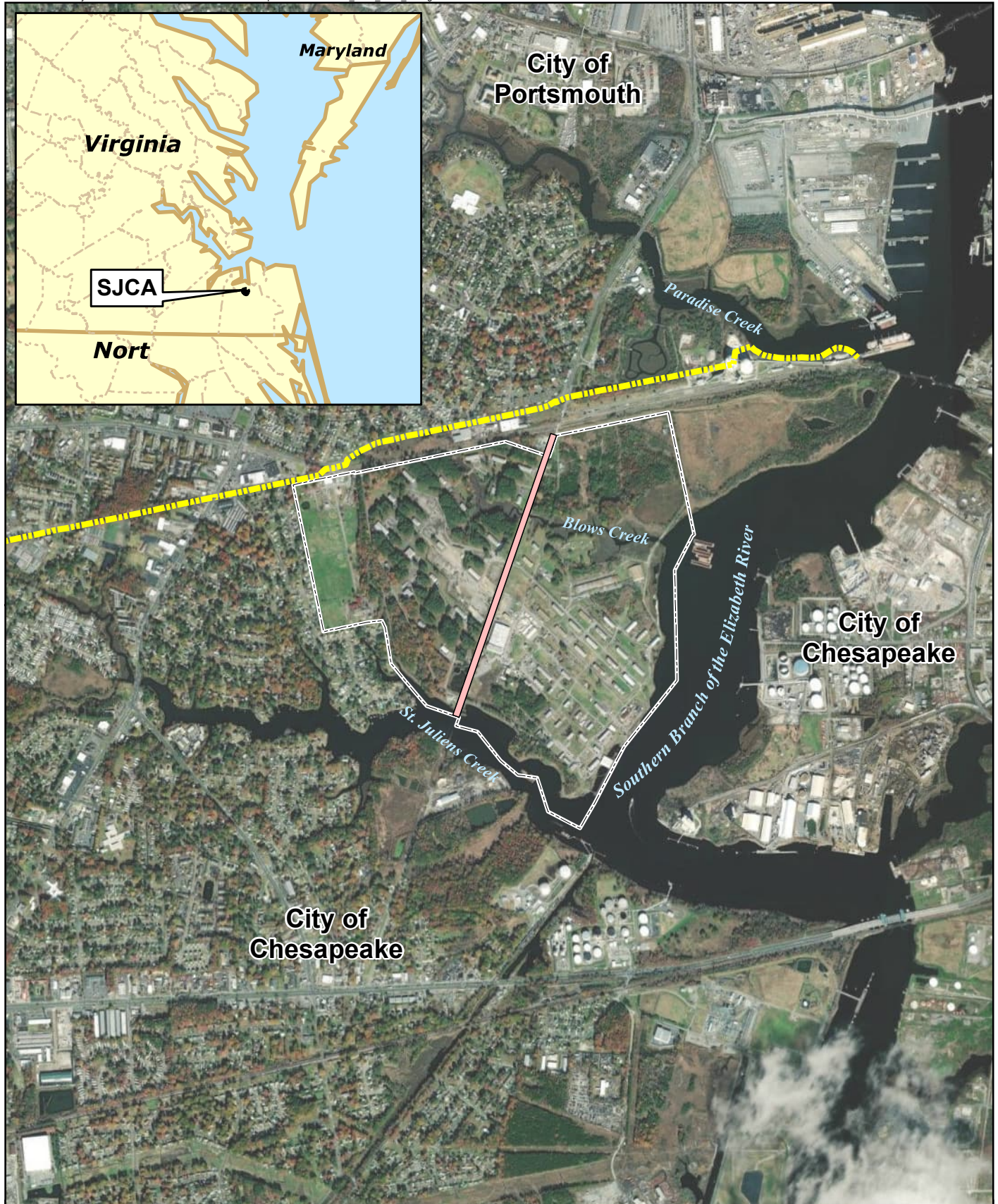
Response Complete (RC) is a milestone signifying that the DoD component has met the RAOs for a site, documented the determination, and sought regulatory agreement. RC signifies that the DoD has determined at the end of the RA that no additional response action is required; RIP has been achieved and the required RA-O phase has achieved the RAOs; or where there is no RA-O phase, the RA-C phase has achieved the RAOs. Once RC has been achieved for a site, a Remedial Action Completion Report (RACR) is prepared to demonstrate that the remedy is complete and the RAOs have been met.

RC is followed by long-term management or individual site closeout. Long-term management may be required to monitor long-term protectiveness of the remedy, and may include implementation and management of LUCs, groundwater monitoring, and preparation of Five-Year Review reports. Long-term management is required at sites where hazardous substances, pollutants, or contaminants remain onsite after RC, and are at levels that prevent unlimited use and unrestricted exposure.

Five-Year Reviews are required by CERCLA when hazardous substances remain onsite above levels permitting unrestricted use and unlimited exposure. Five-Year Reviews provide an opportunity to evaluate the implementation and performance of a remedy to determine whether it remains protective of human health and the environment. Generally, reviews are performed 5 years after the initiation of a CERCLA response action and are conducted every 5 years as long as future uses remain restricted. Five-Year Reviews for SJCA are performed by the Navy, the lead agency for the site, but EPA retains responsibility for determining the protectiveness of the remedy.

If the PA/SI or RI and ROD conclude that RA is not required, site closeout occurs. If the PA/SI or RI and ROD conclude that RA is required, site closeout occurs once the remedy is protective of human health and the environment and active site management, and monitoring are no longer needed.

Construction complete for a facility is achieved when physical construction of all cleanup actions is complete, all immediate threats have been addressed, and all long-term threats are under control for all portions of the site. A Preliminary Closeout Report is completed and signed by EPA to signify achievement of construction completion. Once individual site closeouts, RCs, or RIPs have been documented for every site at the facility and the terms of the FFA (DoD 2004) have been met, site completion for the facility is documented in a Final Closeout Report by EPA, and NPL deletion is requested for the facility.



Legend

- St. Juliens Creek Annex Boundary
- City Boundary
- Virginia Power Easement

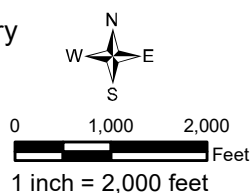


Figure 2-1
Location of St. Juliens Creek Annex
Site Management Plan Fiscal Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia

Environmental Restoration Program Site Descriptions

Sixty-one potentially-contaminated sites, SWMUs, and AOCs have been identified for evaluation at SJCA under the ERP based on previous assessments and investigations. Seven sites are currently active in the SJCA ERP: IRP Sites 2, 4, 5, 15, 21, 22, and 23 (**Figure 3-1**). Fifty-four sites have been categorized as NFA sites by the SJCA ERP Partnering Team following desktop audits, SIs, and/or Removal Actions, and two sites have been categorized as NFA for specific media and/or constituents but are currently in the RI/FS phase for investigation of PFAS (**Figure 3-2**). **Table 3-1** lists the status of each site.

Several facility-wide investigations have been previously completed through the ERP, including:

- IAS (NEESA 1981)
- PA (NUS 1983)
- Phase II RFA (A. T. Kearney, Inc. and K. W. Brown and Associates, Inc. 1989)
- Aerial Photographic Site Analysis (EPA 1995)
- Relative Risk Ranking (RRR) System Data Collection (CH2M 1996)
- HRS (Tetra Tech 2000)
- Basewide background investigations (CH2M 2001b, 2004e)
- Site Screening Assessment (SSA) (CH2M 2002)
- PFAS PA (CH2M 2021a)
- Five-Year Reviews (CH2M 2010d, 2015a, 2020b, 2025a)

3.1 IR Sites

The following subsections present a brief site history, site description, summary of the site-specific investigations conducted, and CERCLA activities planned for FY 2026 and beyond at each active ERP site.

Table 3-2 provides a summary of the site-specific investigations that have been completed or are currently ongoing at each active site. The conceptual project schedule for ERP activities that will take place at SJCA FY 2026 through FY 2030 is presented on **Figure 3-3**. The review and comment periods for deliverables shown in the schedule are based on FFA guidelines; flow charts depicting the process are included as **Figures 3-4** through **3-6**.

3.1.1 Site 2—Waste Disposal Area B

Site 2 Summary	
Status:	Remedial Design/Remedial Action Site - RIP; RA-Os ongoing PFAS RI/FS; Investigation for PFAS ongoing
Size:	6.3 acres
Media Investigated:	Groundwater, soil, sediment, and surface water
Media Closed:	Inlet sediment and inlet surface water
Constituents of Potential Concern:	VOCs, semivolatile organic compounds (SVOCs), pesticides, polychlorinated biphenyls (PCBs), metals, and PFAS
Removal and Remedial Actions:	<p>Remedy initiated in April 2012; completed in July 2014</p> <p>Remedy Components:</p> <ul style="list-style-type: none"> • Soil cover (waste and soil), • Excavation of St. Juliens Creek sediment • Enhanced reductive dechlorination (ERD) in the high-concentration VOCs target area) • Monitored natural attenuation (MNA) (low-concentration VOCs, naphthalene, and heptachlor epoxide target areas) • LUCs • Contingency permeable reactive barrier (PRB) (not implemented to date)
Waste and/or Debris Present Onsite:	Debris disposal area with mixed waste remains in place; soil cover in place

Site Description

Site 2 is a former waste disposal area covering approximately 6.3 acres at the intersection of St. Juliens Road and Cradock Street in the southern portion of SJCA (**Figure 3-7**). In earlier documents, Site 2 was referred to as Dump B, Landfill B, and/or SWMUs 2, 3, and 4. Operations at the site began in 1921. Initially, refuse was burned openly onsite and used to fill an adjacent swampy area (Site 2 inlet). Mixed municipal wastes, organics, inorganics, solvents, waste ordnance, and abrasive blast media were reportedly disposed of at Site 2. In 1942, an incinerator was installed to replace the open burning practices and was operated until sometime after 1947.

Former Buildings 278 and 279, located just north of and adjacent to the Site 2 inlet, were designated as former IRP Site 17. Lead-acid battery maintenance reportedly began at Building 279 in 1954 and the waste acid electrolyte was collected and hauled offsite for disposal. During the VSI conducted as part of the RFA, two 55-gallon drums of PD-680, a commercial degreaser, were observed stored on the concrete storage pad located just outside of Building 279. Oily stains were also observed during the VSI on the soil adjacent to Building 279, indicating a release may have occurred. Ordinance wastewater and rinse water were reportedly discharged into the inlet in the vicinity of former Buildings 130 and 257.

Currently, Site 2 is bounded on the north by a parking lot, on the east by a grass-covered field, on the west by a stormwater detention basin, and on the south by St. Juliens Creek. The water body, often referred to as the Site 2 inlet, that was located in the center of the site was filled in as part of the primary RA. Groundwater flow, which historically followed the topography and flowed toward the inlet and creek, has changed as a result of filling in the inlet and constructing the stormwater detention basin west of the site, and is flowing predominately southwest.

Previous Investigations and Actions

Site 2 Previous Investigations and Actions

Document Title/ Milestone	Summary
RI/HHRA/ERA— 1997 through 2004 (CH2M 2004a)	<p>The RI field activities at Site 2 began in 1997 and continued through 2001. Activities included a geophysical investigation; waste delineation trenching; monitoring well installation; water level monitoring; and the collection and analysis of surface and subsurface soil, groundwater, sediment, and surface water samples. Based on the waste delineation trenching results and historical aerial photograph reviews, it was determined that Site 2 had not been operated as a cut-and-fill landfill. Therefore, Site 2 was reclassified as a waste disposal area and the site boundary was adjusted to reflect the extent of waste.</p> <p>The HHRA and ERA conducted as part of the RI concluded that there were potential risks to human and ecological receptors from exposure to chemicals in soil and sediment (primarily inorganics, pesticides, and PAHs). Elevated concentrations of VOCs were present in the surface water but because surface water is transient, there were no significant risks to human health, or the environment identified. No human health risk drivers were identified in shallow aquifer or deep aquifer groundwater.</p> <p>The RI report recommended further evaluation of the potential for adverse effects to aquatic life in the inlet sediment, investigation of the potential source of VOCs to surface water, and additional investigation of shallow aquifer groundwater because the existing shallow monitoring wells were located outside of, or on the outer limits of, the waste disposal area and did not sufficiently characterize potential groundwater contamination associated with the waste area.</p>
Site 17 Expanded SI— 2001 (CH2M 2001a)	<p>SI activities were conducted in 2001 to determine if there was contamination at Site 17 that required further investigation. The field investigation activities consisted of surface soil sample collection.</p> <p>The HHRS and ERS conducted as part of the SI concluded that there were potential risks to human and ecological receptors from exposure to chemicals in soil (PAHs, pesticides, PCBs, and inorganics). Due to the proximity of Site 17 to Site 2, the SJCA ERP Partnering Team agreed during the November 2003 partnering meeting to address the potential risks to human health and the environment identified during previous investigations at Site 17 as part of Site 2, and classified Site 17 as closed with NFA necessary.</p>
Expanded RI/HHRA/ERA—2004 through 2010 (CH2M 2010a)	<p>Based on the results of the Site 2 RI and data gaps identified, an expanded RI was conducted. The expanded RI activities were conducted in phases from 2003 through 2007. Field activities included MIP investigation, monitoring well installation, and groundwater sampling to further define the nature and extent of the shallow aquifer groundwater VOC plume and source area; aquifer testing of the deep aquifer to determine if VOCs had impacted the deep groundwater; stormwater and surface water sampling to assess the source of VOCs in inlet surface water; sediment and sediment pore water sampling to further characterize ecological risks and to evaluate potential impacts to St. Juliens Creek; soil sampling to determine the presence or absence of natural attenuation parameters; direct-push technology waste delineation to further delineate the horizontal and vertical extent of waste under the parking lot area; and a surface debris delineation to determine the spatial extent and type of surface debris in the wetland area.</p> <p>The HHRA and ERA conducted as part of the expanded RI concluded that there were potential risks to human and ecological receptors from exposure to chemicals in soil (primarily PAHs and inorganics), shallow aquifer groundwater (CVOCs), sediment (inorganics and PAHs), and surface water (VOCs and inorganics). In addition, based on the nature of waste materials, the waste, which has not been fully characterized, is assumed to pose a potential risk to human health and the environment. The Expanded RI did not identify any human health risk in the deep aquifer groundwater.</p> <p>The expanded RI report recommended an FS to evaluate potential RA alternatives to mitigate unacceptable human health and/or ecological risks in soil and waste, shallow aquifer groundwater, sediment, and surface water at Site 2.</p>
FS—2008 through 2010 (CH2M 2010b)	<p>Based on the findings of the expanded RI (CH2M 2010a), an FS was conducted to identify and analyze RA alternatives to mitigate potential risks associated with soil and waste, shallow aquifer groundwater, sediment, and surface water (CH2M 2010b). Eight alternatives were evaluated and all RA alternatives (except Alternative 1 – no action) were expected to achieve NCP criteria. No recommendations were made as to which RA alternative was preferred.</p>

Site 2 Previous Investigations and Actions

Document Title/ Milestone	Summary
Proposed Plan and ROD—2010 through 2011 (CH2M 2010e; NAVFAC 2011a)	The Proposed Plan identified the preferred RA alternative for addressing human health and ecological risks at Site 2 as Alternative 4 in the FS (CH2M 2010e), consisting of a soil cover over the waste and soil, excavation of St. Juliens Creek sediment, ERD in the high-concentration VOCs target area, and MNA in the low-concentration VOCs, naphthalene, and heptachlor epoxide target areas. Additionally, a PRB contingency was included in the remedy. A public notice of the availability of the Proposed Plan for review and a meeting to present it to the public was issued on May 14, 2010. The Navy provided a public comment period from May 18 through July 2, 2010. The public meeting was held on May 18, 2010, at the Major Hillard Library. No changes were made to the preferred RA alternative identified in the Proposed Plan as a result of the public meeting and comment period. The ROD documenting the selected remedy—cover, excavation, ERD, MNA, LUCs, and a contingency PRB—was signed in February 2011 (NAVFAC 2011a).
RD—2010 through 2013 (CH2M 2011b, 2013; NAVFAC 2011b)	The RD for the soil cover, ERD, and MNA components of the selected remedy was completed in 2011 (CH2M 2011c). The initial RD for LUCs was completed in 2011 (NAVFAC 2011b). The RD addendum for the St. Juliens Creek sediment excavation component of the selected remedy was completed in January 2013 (CH2M 2013).
RA-C and IRACR—2012 through 2015 (Shaw 2012b, 2013; CH2M 2014; CB&I 2014a; EPA 2015)	<p>The RA work plan for the soil cover, ERD, and MNA components of the selected remedy was completed in 2012 (Shaw 2012b). The RA work plan addendum for the St. Juliens Creek sediment excavation component of the selected remedy was completed in March 2013 (Shaw 2013).</p> <p>The RA was initiated in April 2012 and construction of the primary components of the RA (construction of a compensatory mitigation wetland, installation of a cover system over the Site 2 waste disposal area, excavation of the impacted sediment in St. Juliens Creek at the outfall from Site 2, implementation of an ERD shallow aquifer groundwater treatment system to evaluate remedy effectiveness, and implementation of LUCs) was completed in July 2014. The CCR documenting construction of the primary RA components was finalized in December 2014 (CB&I 2014a). The IRACR documenting that RIP has been achieved for the site was signed in September 2015 (EPA 2015).</p>
ROD Memorandum to Site File and LUC RD Revision—2014 (CH2M 2014; NAVFAC 2014a)	During construction of the primary RA components, waste was discovered outside of the limits of waste defined in the ROD. Therefore, a memorandum to site file and a LUC RD revision were finalized in October 2014 to document the post-ROD change in the limits of waste, LUC, and site boundaries, the selected remedy components, and the LUC objectives (CH2M 2014; NAVFAC 2014a).
ROD Memorandum to Site File—2016 (CH2M 2016a)	The cleanup level of naphthalene in groundwater was revised to 19 µg/L replacing the previous value of 170 µg/L identified in the ROD (NAVFAC 2011a). The cleanup level differs from the calculated value in the FS because the calculations were performed using updated risk assessment exposure factors.
PFAS PA (CH2M 2021a)	Site 2 was evaluated in the basewide PFAS PA for St. Juliens Creek Annex that was finalized in February 2021 (CH2M 2021a). Areas of interest for the PFAS PA included those where AFFF may have been applied, released, or stored and other locations where PFAS-containing materials may have been released into the environment. These include current and former fire training areas, equipment test and cleanout areas, buildings with firefighting infrastructure (such as hangars, AFFF storage/handling areas, and pump houses), unplanned release areas (for example, crash sites), and fire suppression systems located at fuel storage areas. The PFAS PA recommended NFA for Site 2 but indicated that if a PFAS release is identified for Site 21 during the SI, that Site 2 will be reevaluated since historically stormwater from Site 21 discharged to the former inlet at Site 2 (CH2M 2021a).
PFAS SI (CH2M 2023b)	A PFAS SI for Site 21 was completed from 2022 to 2023, and the PFAS SI Report was finalized in December 2023 (CH2M 2023b). Based on the PFAS SI findings, Site 21 was recommended for further investigation in an RI (CH2M 2023b). However, the Site 2 and Site 21 boundaries overlap (Figure 3-1), and PFAS has been detected within portion of Site 2 and 21 that overlap. In accordance with the conclusions of the SI (CH2M 2023b), because a PFAS release was identified at Site 21 as well as within the Site 2 boundary, Site 2 will be evaluated for PFAS during a combined PFAS RI for Site 21 and Site 2.

Site 2 Previous Investigations and Actions

Document Title/ Milestone	Summary
RA-O—2014 through TBD (Ongoing)	RA-O was initiated in July 2014 and is ongoing. The RA-O phase includes groundwater monitoring to evaluate remedy effectiveness, additional EVO injections (as needed), LUCs maintenance, and Five-Year Reviews. The groundwater monitoring is currently conducted semiannually but the frequency may be adjusted as the treatment progresses.
Groundwater Monitoring and EVO Injections (Ongoing) (CB&I 2016, 2017; APTIM 2018a, 2018b, 2018c, 2020, 2021a, 2021b; Meadows 2017a, 2018a, 2018b, 2019a, 2019b, 2020, 2021a, 2021b, 2022a, 2022b, 2023a, 2024a, 2024b, 2025a, 2025b)	<p>Twenty RA-O groundwater monitoring events have been conducted to date. The most recent groundwater monitoring event was conducted in May 2025, and at the time this SMP was drafted, the report was being developed.</p> <p>Evaluation of groundwater data collected during RA-O Event 3 (January 2015) identified high concentrations of chlorinated VOCs extending further downgradient and into a deeper portion of the Columbia aquifer than previously known. Therefore, the need for additional downgradient EVO injections (Round 2) was identified (CB&I 2016). An investigation was completed in December 2015 to further characterize the treatment area to aid in preparing a RD for the Round 2 injections. The investigation consisted of conducting hydraulic profiling tool/electrical conductivity logging to evaluate the site lithology and potential preferential pathways and collecting groundwater samples to evaluate select VOC concentrations adjacent to St. Juliens Creek. The RD and RA Work Plan for implementation of the Round 2 injections was finalized in December 2016 (CH2M 2016b), and the Round 2 EVO and bioaugmentation injections were completed in March 2017. An addendum to the CCR documenting the additional downgradient injections was finalized in December 2017 (CB&I 2017).</p> <p>The results of the Event 6 and 7 groundwater monitoring indicated that in general the EVO injections were effective in enhancing the dechlorination process at the site, although COC concentrations at some locations remained relatively unchanged from the baseline levels and remained above the project action limits, and enhanced rates of degradation and favorable conditions for enhanced degradation are decreasing in some locations. Therefore, it was recommended that additional biostimulation and bioaugmentation injections should be completed in the high-concentration target area (Meadows 2019a). A Work Plan for implementation of the Round 3 injections was finalized in December 2018 (APTIM 2018c) and the Round 3 injections field work was completed in September 2019. The Round 3 injections CCR was finalized in January 2021 (APTIM 2021a). In addition, well maintenance consisting of injection well rehabilitation and/or replacement was conducted in July 2020 at 10 of the injection wells that were unable to be injected during the Round 3 injections. Three new monitoring wells were also installed in July 2020 to supplement the existing monitoring well network. The Completion Report Addendum for Well Maintenance was finalized in August 2021 (APTIM 2021b).</p>
LUC Inspections (Ongoing) (NAVFAC 2014b, 2018a, 2018b; CH2M 2018c, 2019a, 2020c, 2021b, 2022a, 2023a, 2024c, 2025c).	<p>LUCs to prevent unacceptable exposure and control changes in site use are being maintained in accordance with the LUC RD (NAVFAC 2014a). LUC maintenance will continue as long as waste is left in place. The LUC objectives are provided in Table 3-3. Maintenance includes annual update of the LUC boundaries based on the most recent site data, LUC SIs and reporting, and corrective actions, as needed.</p> <p>During the 2017 LUC Inspection, ponding water was noted in the central portion of the landfill soil cover, suspected to be a result of settling. A Work Plan to repair the impacted area was finalized in July 2018 (APTIM 2018b). The soil cover repair work was completed between July 2018 and May 2019 and is documented in the CCR (APTIM 2020).</p> <p>Updates to the LUC boundaries are documented in the SMP (refer to Section 4 for updated boundaries). The results of the annual inspections documented to date indicate that the facility is compliant with the LUC RD.</p>

Site 2 Previous Investigations and Actions

Document Title/ Milestone	Summary
Five-Year Reviews (Ongoing) (CH2M 2015a, 2020b, 2025a)	The Second Five-Year Review Report for SJCA was the first Five-Year Review conducted for Site 2 ² . It was conducted in 2014, and the final report was signed in May 2015 (CH2M 2015a). The Third Five-Year Review for SJCA was conducted in 2019, and the final report was signed in May 2020 (CH2M 2020b). The Fourth Five-Year Review for SJCA was conducted in 2024, and the final report was signed in May 2025 (CH2M 2025a). The results of the Fourth Five-Year Review indicated that the remedy at Site 2 is in place, functioning as designed, and provides current and future protectiveness of human health and the environment. Exposure pathways that could result in unacceptable risk have been addressed by previous RA activities and continue to be controlled through a combination of a soil cover, LUCs, and RA-O maintenance and monitoring is ongoing. There have been no changes in site conditions that would affect the protectiveness of the remedy. Issues identified and the recommendation provided in the Five-Year Reviews, along with the current status and/or resolution of the issue, is presented in Table 3-4 .

CCR = Construction Completion Report

COC = constituent of concern

CVOC = chlorinated volatile organic compound

ERA = ecological risk assessment

ERS = ecological risk screening

EVO = emulsified vegetable oil

HHRA = human health risk assessment

HHRS = human health risk screening

MIP = membrane interface probe

PAH = polycyclic aromatic hydrocarbon

TBD = to be determined

Current Activities

Treatability Study

A TS is currently ongoing. The SAP was finalized in February 2024 (CH2M 2024b) and at the time this SMP was drafted field work was ongoing and is expected to continue through November 2025. The TS is being completed because three rounds of injections have been completed, showing enhanced rates of degradation of CVOC COCs, but enhanced rates of degradation have decreased recently. In addition, technical issues with the remedial injection system were identified during the Round 3 ERD injections. As a result of the technical issues, recent RA-O monitoring data with high concentrations of CVOC COCs, and decreased degradation rates, a TS was recommended to determine the relative extent of dense nonaqueous phase liquid (DNAPL), provide information for evaluating the effectiveness of an alternative remedy, and verify whether in situ chemical reduction (ISCR) is a capable technology to meet performance objectives if implemented.

Groundwater Monitoring and EVO Injections

Twenty RA-O groundwater monitoring events have been conducted to date. The most recent groundwater monitoring event was conducted in May 2025; at the time this SMP was drafted, the Event 20 report was still being prepared. The next groundwater monitoring event (Event 21) will be conducted in November 2025.

Vegetation Maintenance

Vegetation maintenance is currently conducted annually across the disposal area soil cover. Additional maintenance is conducted as needed.

² The Site 2, Site 4, and Site 21 CERCLA Five-Year Site Remedy Reviews will be performed together and comply with the Site 4 trigger date. The First Five-Year Review included Site 4 only. The Second and Third Five-Year Reviews included Sites 2, 4, and 21.

Land Use Controls

LUCs to prevent unacceptable exposure and control changes in site use are being maintained in accordance with the LUC RD (NAVFAC 2014a). LUC inspections are conducted annually. The most recent inspections were conducted in December 2024 (CH2M 2025c). The next annual LUC inspection is planned to be completed in December 2025.

Five-Year Reviews

The Fourth Five-Year Review was conducted in 2024 (CH2M 2025a). The Five-Year Review indicated that the remedy at Site 2 is in place, functioning as designed, and provides current and future protectiveness of human health and the environment. Exposure pathways that could result in unacceptable risk have been addressed by previous RAs and continue to be controlled through a combination of a soil cover, LUCs, and ongoing RA-O maintenance and monitoring. There have been no changes in site conditions that would affect the protectiveness of the remedy. The Final Fourth Five-Year Review was signed by the Navy in May 2025. The next Five-Year Review will be conducted in May 2030.

CERCLA Path Forward

Future activities at Site 2 consist of:

- TS
- RA-O optimization; groundwater monitoring; and, as needed, additional injections
- Combined PFAS RI for Site 2 and Site 21 (Future PFAS investigations/actions TBD, based on the results of the RI)
- Vegetation maintenance
- LUC maintenance
- Five-Year Reviews
- RACR

3.1.2 Site 4—Landfill D

Site 4 Summary	
Status:	RC
Size:	8.3 acres
Media Investigated:	Groundwater, soil, sediment, and surface water
Media Closed:	Groundwater, sediment, and surface water
Constituents of Potential Concern:	PAHs, pesticides, PCBs, and metals
Removal Actions and RAs:	<p>Remedy initiated in March 2005; completed in October 2005</p> <p>Remedy components:</p> <ul style="list-style-type: none"> • Soil cover (waste and soil) • Removal of debris • Removal of sediment in the eastern drainage ditch • LUCs
Waste and/or Debris Present Onsite:	Landfill with debris in place; soil cover in place

Site Description

Site 4 is an approximately 8.3-acre landfill in the northeastern portion of SJCA located at the confluence of Blows Creek and the Southern Branch of the Elizabeth River (**Figure 3-8**). The site is located on dredge fill material that reportedly originated from Blows Creek and the Southern Branch of the Elizabeth River. In earlier documents, Site 4 was referred to as Dump D or SWMU 6, included SWMU 7 and AOC L, and was reported to consist of only 5 acres.

The first indication of activity at Site 4 is trenching identified on a historical aerial photograph from 1961. The trenches were filled with trash, wet garbage, and soil. The IAS (NEESA 1981) indicated that around 1970, sanitary landfill operations began at Site 4 in the marshes of Blows Creek. Disposal included primarily trash and wet garbage. Sanitary landfill operations continued until 1976, at which time trash and garbage were hauled to an offsite facility and inert construction material was then disposed of at the landfill. The RFA indicates that refuse disposal continued until 1981. The wastes managed were primarily trash, wet garbage, construction material, and outdated civil defense stores. Although the RFA indicated that some solvents, acids, bases, and PCBs were disposed of at Site 4, it is assumed that these materials were disposed of prior to 1976 because the IAS states that only inert material was disposed of after that date. Wastes disposed of at Site 4 were estimated at 56,000 cubic yards. Sample results from the RI do not indicate the presence of chlorinated solvents or hazardous materials in soil or groundwater at Site 4. Based on the findings of the RI and historic disposal dates, Site 4 does not require closure as a hazardous waste landfill.

Previous Investigations and Actions

Site 4 Previous Investigations and Actions

Document Title/ Milestone	Summary
RI/HHRA/ERA— 1997 through 2004 (CH2M 2003)	<p>The RI field activities at Site 4 began in 1997 and continued through 2003. Activities included a geophysical investigation; monitoring well installation; water level monitoring; and the collection and analysis of surface and subsurface soil samples, groundwater samples, sediment samples, and surface water samples. Based on a review of historical aerial photographs and site reconnaissance, it was determined that the extent of waste was greater than previously reported, extending west from the original site boundary. Therefore, the Site 4 boundary was adjusted to reflect the extent of waste.</p> <p>The HHRA and ERA conducted as part of the RI concluded that there were potentially unacceptable risks to human and ecological receptors from exposure to chemicals in soil (primarily inorganics and PAHs) and elevated mercury concentrations in the adjacent drainage ditch. Because surface water is transient and the upland ditches provide minimal ecological habitat, there were no significant risks to human health and the environment identified from direct exposure to surface water. No human health risk drivers were identified for the shallow aquifer groundwater. Although human health risk drivers (primarily inorganics) were identified for the deep aquifer groundwater, the SJCA ERP Partnering Team determined the risks to be acceptable based on the concentrations of chemicals, the risks identified with these chemicals, and the nature of the groundwater flow conditions.</p> <p>The RI report recommended an FS be prepared to evaluate RA alternatives to mitigate unacceptable risks from soil, waste, and sediment at Site 4 and eliminate concern for continued transport of potential contaminants to Blows Creek via the site-related drainage ditches.</p>
FS—2004 (CH2M 2004b)	As part of the FS for Site 4, RA alternatives were developed and evaluated to minimize contact between human and ecological receptors and landfill contents, reduce infiltration and leaching of contaminants from the landfill to the groundwater, and prevent surface water run-on and control surface water runoff and erosion. The RA alternatives evaluated were no action, soil cover, RCRA Subtitle D Cap, and excavation and offsite disposal. Based on the comparative analysis, the preferred RA alternative recommended for Site 4 consisted of a soil cover with removal of wetland debris, removal of the eastern drainage ditch, and LUCs.
Proposed Plan and ROD—2004 (CH2M 2004c; NAVFAC 2004)	The Proposed Plan for Site 4 identified the preferred RA alternative for addressing potential contamination at Site 4 (CH2M 2004c). A public notice of availability of the Proposed Plan for review and a meeting to present it to the public was issued on April 29, 2004. The Navy provided a public comment period from May 12 through June 12, 2004. The public meeting was held on May 17, 2004, at the Major Hillard Library. No significant changes were made to the preferred RA alternative identified in the Proposed Plan as a result of the public meeting and comment period. The ROD documenting the selected remedy - soil cover with removal of wetland debris, removal of the eastern drainage ditch, and LUCs - was signed in September 2004 (NAVFAC 2004).
RD—2004 (AGVIQ-CH2M 2004; NAVFAC 2006a)	The RD for the soil cover and drainage ditch components of the selected remedy was completed in 2004 (AGVIQ-CH2M 2004). The RD for LUCs to ensure the effectiveness of the cover is maintained was completed in 2006 (NAVFAC 2006a).
RA and RACR Completion Report— 2005 through 2006 (AGVIQ-CH2M 2005; NAVFAC 2006b)	The soil cover and drainage ditch components of the RA were completed in 2005, as documented in the CCR (AGVIQ-CH2M 2005). The LUCs were implemented in 2006 in accordance with the RD for LUCs (NAVFAC 2006a). The RACR was prepared in 2006 to document the completion of the RA and demonstrate that the RAOs identified in the ROD have been met to achieve RC in accordance with CERCLA (NAVFAC 2006b).
ROD Modification— 2006 (CH2M 2006a)	Minor modifications to the Selected Remedy in the ROD were documented in a Technical Memorandum in 2006 (CH2M 2006a). The minor modifications consisted of extension of the soil cover to the west and compensatory mitigation for permanent wetland impacts.

Site 4 Previous Investigations and Actions

Document Title/ Milestone	Summary
Voluntary Groundwater Performance Monitoring—2006 through 2008 (CH2M 2009b)	<p>The SJCA ERP Partnering Team agreed to conduct voluntary post-ROD groundwater monitoring at Site 4 to evaluate the site’s impact on groundwater quality to confirm no potential future releases will pose unacceptable risk. The groundwater monitoring was conducted quarterly between November 2006 and August 2008.</p> <p>Four monitoring wells (three downgradient and one upgradient) were monitored for total and dissolved arsenic, cadmium, iron, lead, and thallium. Total and dissolved arsenic and dissolved iron concentrations were identified to be present in downgradient monitoring wells at levels that statistically exceed concentrations in the upgradient monitoring well. However, all iron concentrations were below the background upper-tolerance limit. There were no significant increases of concentrations in any monitoring well based on the results of the time trend analysis conducted.</p> <p>Although no increasing trends of concentrations were evident, the most recent (2006 to 2008) arsenic concentrations detected in downgradient monitoring well SJS04-MW04S were somewhat greater than the historical (1997 and 1999) concentrations. Therefore, additional voluntary groundwater monitoring in association with the Five-Year Review was recommended to further evaluate the site conditions. Additionally, annual inspections to confirm the soil cover is adequately maintained and continued enforcement of LUCs was recommended.</p>
PFAS PA (CH2M 2021a)	<p>Site 4 was evaluated in the basewide PFAS PA for St. Juliens Creek Annex that was finalized in February 2021 (CH2M 2021a). Areas of interest for the PFAS PA included those where AFFF may have been applied, released, or stored and other locations where PFAS-containing materials may have been released into the environment. These include current and former fire training areas, equipment test and cleanout areas, buildings with firefighting infrastructure (such as hangars, AFFF storage/handling areas, and pump houses), unplanned release areas (for example, crash sites), and fire suppression systems located at fuel storage areas. The PFAS PA concluded that Site 4 was not a potential PFAS source area and it was not recommended for further investigation.</p>
Long-term Management – 2006 through TBD (Ongoing)	<p>Long-term management is being conducted because waste remains in place at the site. The long-term management includes LUC maintenance and Five-Year Reviews.</p>
LUC Inspections (Ongoing) (NAVFAC 2006a, 2013a, 2014c, 2018e, 2018f; CH2M 2015a, 2018h, 2019e, 2020c, 2020g, 2021d, 2022c, 2023c, 2024d, 2025d)	<p>LUCs to prevent unacceptable exposure and control changes in site use are being maintained in accordance with the RD for LUCs (NAVFAC 2006a). The LUCs are detailed in Table 3-3. Maintenance includes annual inspections and reporting, and corrective actions as needed. The results of the annual inspections documented to date indicate that the facility is compliant with the LUC RD. The results of the annual inspections documented to date indicate that the facility is compliant with the LUC RD.</p>
Five-Year Reviews (Ongoing) (CH2M 2010d, 2015a, 2020b, 2025a)	<p>The First Five-Year Review for Site 4 was conducted in 2009 and signed in May 2010. The Second Five-Year Review for Site 4 was conducted in 2014 and signed in May 2015. The Third Five-Year Review for Site 4 was conducted in 2019 and signed in May 2020 (CH2M 2020b). The Fourth Five-Year Review for SJCA was conducted in 2024, and the final report was signed in May 2025 (CH2M 2025a). The results of the Fourth Five-Year Review indicated that the remedy at Site 4 is in place, functioning as designed, and provides current and future protectiveness of human health and the environment. Exposure pathways that could result in unacceptable risk have been addressed by previous RAs and continue to be controlled through a combination of a soil cover and LUCs. There have been no changes in site conditions that would affect the protectiveness of the remedy. Issues identified and the recommendation provided in the Five-Year Reviews, along with the current status and/or resolution of the issue is presented in Table 3-4. Groundwater monitoring is currently conducted once every 5 years in association with the Five-Year Review.</p>

Current Activities

Vegetation Maintenance

Vegetation maintenance is currently conducted annually across the landfill soil cover. Additional maintenance is conducted as needed.

Land Use Controls

LUCs to prevent unacceptable exposure and control changes in site use are being maintained in accordance with the LUC RD (NAVFAC 2006a). LUC inspections are conducted annually. The most recent inspections were conducted in December 2024 (CH2M 2025d). The next annual LUC inspection is planned to be completed in December 2025.

Five-Year Reviews

The Fourth Five-Year Review was conducted in 2024 (CH2M 2025a). The Five-Year Review indicated that the remedy at Site 4 is in place, functioning as designed, and provides protectiveness of human health and the environment. Exposure pathways that could result in unacceptable risk have been addressed by previous RAs and continue to be controlled through a combination of a soil cover and LUCs. There have been no changes in site conditions that would affect the protectiveness of the remedy. The Final Fourth Five-Year Review was signed by the Navy in May 2025. The next Five-Year Review will be conducted in May 2030.

CERCLA Path Forward

Future activities at Site 4 consist of:

- Vegetation maintenance
- LUC maintenance
- Five-Year Reviews

3.1.3 Site 5—Burning Grounds Group

Site 5 Summary

Status:	PFAS RI/FS; Investigation for PFAS ongoing NFA for non-PFAS related constituents
Size:	23 acres
Media Investigated:	Groundwater and soil
Media Closed:	Groundwater and soil for non-PFAS related constituents
Constituents of Potential Concern:	PAHs, metals, and PFAS
Removal Actions and RAs:	Removal Action conducted from 2007 to 2012
Waste and/or Debris Present Onsite:	None

Site Description

Site 5 is the former Burning Grounds, consisting of approximately 23 acres located in the northeastern portion of SJCA (**Figure 3-9**). In earlier documents, Site 5 was also referred to as SWMU 8 and was reported to consist of approximately 3 acres. Review of historical aerial photographs indicates that prior to use as a disposal area, the site and much of the adjacent area had been used for the placement of dredge spoil material that reportedly originated from Blows Creek and the Southern Branch of the Elizabeth River.

Operations began at the Burning Grounds in the 1930s when waste ordnance materials, including black powder (a mixture of charcoal, nitrate, and sulfur), smokeless powder (nitrocellulose), Explosive D (ammonium picrate, which was received in lined boxes from the manufacturer) for use in projectiles, and Composition A-3 (which contains hexahydro-1,3,5-trinitro-1,3,5-triazine [RDX] and wax), were disposed of by open burning on three main pads.

Tetryl, trinitrotoluene, fuzes, solvents, paint sludge, pesticides, and various types of refuse were also disposed of. In mid-1977, the Burning Grounds were used for facility-wide ordnance and equipment decontamination. The decontamination process included filling equipment from buildings with oil and straw and igniting the equipment. Afterwards, the ground surface was reportedly covered with oil and straw and burned. The top 6 inches of soil were then diced, and the ground surface was covered with oil and straw and burned again. After the decontamination was completed, the Naval Ammunition Production Engineering Center collected samples for chemical analyses and certified decontamination; however, the level of decontamination was not specified.

The site currently consists of heavily vegetated field with a wetland in the central portion and a forested area in the southern portion. The Site 5 topography is generally level and slopes gently toward Blows Creek and the wetland in the central portion of the site. Groundwater flow follows the topography and flows toward Blows Creek. Vegetated drainage ditches (1 to 3 feet deep) reduce runoff to the site from adjacent areas. Site 6, located within the east-central portion of Site 5, is a former IRP site that was closed under a NFA ROD in September 2003 after a Removal Action.

A potential fire training area was identified from historical aerial photography in the central portion of Site 5 (CH2M 2023b). The likely dates of use are between 1964 and 1981. Because of the time frame of operation and documentation of use of AFFF at SJCA, the PA concluded that it is possible that AFFF may have been used within Site 5 (CH2M 2021a).

Previous Investigations and Actions

Site 5 Previous Investigations and Actions

Document Title/ Milestone	Summary
RI/HHRA/ERA— 1997 through 2003 (CH2M 2003)	<p>The RI field investigation activities included geophysical investigations; monitoring well installation; water level monitoring; waste delineation; and the collection and analysis of surface and subsurface soil samples, groundwater samples, drainage sediment samples, and drainage surface water samples. Based on the waste delineation investigation conducted, it was determined that the extent of waste was greater than previously identified and the Site 5 boundaries were adjusted to reflect the extent of waste encountered.</p> <p>The HHRA and ERA conducted as part of the RI concluded that there were potential risks to human and ecological receptors from exposure to chemicals in soil and upland drainage ditch sediment (primarily inorganics and PAHs). Because surface water is transient at the site and the upland ditches provide minimal ecological habitat, there were no significant risks to human health and the environment identified from direct exposure to surface water. Groundwater samples collected from the shallow aquifer (Columbia aquifer) monitoring wells at Site 5 indicated isolated detections of inorganics at concentrations above MCLs. In addition, an isolated detection of RDX was found in a sample collected from a deep monitoring well. The RI report did not identify any human health risks in shallow aquifer groundwater; however, only the construction worker scenario was evaluated.</p> <p>The RI report recommended additional soil and groundwater sampling to further define the nature and extent of contamination in support of evaluating RA and/or Removal Action alternatives for Site 5. Further evaluation of the potential for adverse effects to aquatic life in Blows Creek sediment was also recommended based on chemical concentrations of inorganics and pesticides in upland drainage ditch sediment/soil.</p>
BERA, Blows Creek Watershed—2003 through 2006 (CH2M 2006c)	<p>A separate BERA for Blows Creek was conducted to identify potential risks associated with possible historical contributions to Blows Creek from upland Navy IRP sites, including Site 5. Investigation activities included the collection and analysis of sediment and fish tissue samples. Results indicated limited potential for adverse effects to benthic-dwelling organisms from exposure to Blows Creek sediment based on the low frequency and magnitude of chemical concentrations exceeding ecological screening values; limited effects based on bioassay organism response; and no potential for adverse effects to avian piscivores (belted kingfisher) from the presence of mercury in Blows Creek fish or sediment. The BERA report documented that Blows Creek requires NFA under CERCLA. This NFA decision will be incorporated into the ROD for Site 5.</p>
Expanded RI/ HHRA/ERA and Addendum—2003 through 2007 (CH2M 2006b, 2007b)	<p>An expanded RI was conducted in 2003 and included the collection and analysis of surface soil samples to fill spatial data gaps, better evaluate areas posing potential ecological risks, and evaluate potential RA and/or Removal Action alternatives. Additionally, groundwater samples were collected from the existing monitoring wells to confirm or deny MCL exceedances of inorganics in shallow groundwater and the presence or absence of RDX in deep aquifer (Yorktown aquifer) groundwater identified during the RI. The HHRA from the RI was revised to evaluate residential scenarios. Based on the new and historical data, the revised HHRA indicated that shallow aquifer groundwater presented potential human health risks to future residents.</p> <p>Because of the variability in analytical results in shallow aquifer groundwater over time, additional shallow aquifer groundwater samples were collected in 2006 and the HHRA was updated in an addendum to the expanded RI report. The updated HHRA indicated potential unacceptable risks from exposure to inorganics from potable use of shallow aquifer groundwater. After reviewing all of the shallow aquifer groundwater data, the SJCA ERP Partnering Team agreed that the risks were acceptable and NFA was needed for shallow aquifer groundwater.</p>

Site 5 Previous Investigations and Actions

Document Title/ Milestone	Summary
EE/CA and AM— 2006 through 2007 (CH2M 2007a)	<p>Based on the findings of the RI and expanded RI, an EE/CA was conducted to identify and analyze Removal Action alternatives to mitigate potential risks in the waste/burnt soil area and impacted surface soil and drainage sediment areas. The following four Removal Action alternatives were identified, evaluated, and ranked: no action; cover installation; excavation and backfill; and excavation, restoration, and creation of wetlands. Based on a comparative analysis of the Removal Action alternatives, the recommended Removal Action involved excavation, disposal characterization, disposal of waste/burnt soil and impacted surface soil and drainage sediment, and restoration of the site as a mixed wetland/upland habitat.</p> <p>The determination of the limits of the excavations varied based on the different areas, dependent on the media and whether or not their removal was driven by human health or ecological risks. The waste/burnt soil was to be excavated to visible limits and confirmatory samples were to be collected to verify that cleanup goals were met. The impacted surface soil and sediment with unacceptable human health or ecological risks was to be excavated to a depth of 1 foot based on subsurface soil data from the RI. The horizontal extent of the impacted surface soil and sediment areas with unacceptable human health or ecological risks had been defined by existing sample locations, with the exception of three areas which were delineated by pre-confirmation samples. The AM called for confirmation sampling to be conducted for the impacted surface soil and sediment areas that were to be removed based on human health risks; those removals driven by ecological risks did not require confirmation sampling. Site restoration was to include: the placement of a minimum of 6 inches of topsoil to provide a suitable planting base; vegetative stabilization of the upland portion of the site with native grasses, shrubs, trees, and wildflowers; establishment of an emergent wetland in the eastern portion of the site by planting emergent wetland plants; and establishment of transitional wetland areas between the upland and emergent wetland by planting wetland shrubs and trees, as well as seeding the area with emergent vegetation.</p> <p>A public notice of availability of the draft EE/CA was issued on February 8, 2007, and the EE/CA was made available to the public for comment from January 19 to February 18, 2007. No comments were received during the public comment period. Therefore, the Navy signed an AM on March 20, 2007, to implement the Removal Action as specified in the EE/CA.</p>
Supplemental AM—2010 (CH2M 2010f)	<p>A supplemental AM to document a change in the scope of the response and ceiling increase from the previously-approved AM for the Removal Action was signed in November 2010, following the 2007 initiation of the Removal Action (see following subsection). This AM documented the selection of Alternative #3 for the remaining portions of the Removal Action to allow for more flexible future land use and increased the project ceiling to account for a variance in cost between the Removal Action alternatives, inflation, and the cost of protective measures and procedures necessary due to the discovery of munitions and explosives of concern at the site during the Removal Action. Alternative #3 differed from the previously-selected Removal Action alternative only in the restoration approach. Rather than placing only 6 inches of topsoil and planting additional shrubs and trees in the waste/burnt soil area as in the previously selected Removal Action alternative, Alternative #3 included backfilling the waste/burnt soil to pre-Removal Action grade and restoring it with the same vegetation present prior to the Removal Action. A public notice of the change in scope of the response and ceiling increase and the availability of the EE/CA was issued on June 3, 2010. The Navy provided a public comment period from June 3 to July 5, 2010. No comments were received during the public comment period, and the Navy signed the supplemental AM on November 29, 2010.</p>
Removal Action— 2007 through 2012 (CH2M 2012b; AGVIQ-CH2M 2012)	<p>The Removal Action was initiated in 2007 and completed in July 2012. Documentation that the cleanup goals were achieved, and the Removal Action was conducted to the extent that is protective of human health is provided in a confirmation sampling report (CH2M 2012b). The construction closeout report, documenting the activities completed during the Removal Action and that the objectives of the Removal Action were met, was completed in December 2012 (AGVIQ-CH2M 2012). A total of 32,960 tons of soil and sediment was removed and disposed of, and excavated areas were backfilled and graded to provide positive stormwater drainage and prevent ponding.</p>

Site 5 Previous Investigations and Actions

Document Title/ Milestone	Summary
SRI—2013 through 2015 (CH2M 2015b)	<p>Although the expanded RI documented NFA for groundwater, an SRI was initiated in 2013 to evaluate shallow aquifer groundwater conditions following the Removal Action. The SRI field work was conducted in April 2014 and included collection of shallow aquifer groundwater data to determine whether the current concentrations of the shallow aquifer groundwater COCs identified in the expanded RI addendum and the updated 2013 risk calculations (AGVIQ-CH2M 2014) posed unacceptable risk as a result of CERCLA-related activities.</p> <p>The HHRA conducted as part of the SRI concluded that there were potential unacceptable risks to human receptors from exposure to select inorganics in the shallow aquifer groundwater. However, evaluation of the data indicated the CERCLA release (waste disposal and burning) did not significantly impact the shallow aquifer groundwater at Site 5, and the concentrations of inorganics in the shallow aquifer groundwater were the result of naturally occurring site conditions and/or non-CERCLA-related historical activities. Therefore, NFA for the shallow aquifer groundwater at Site 5 was recommended and agreed to by the SJCA ERP Partnering Team</p>
ROD—2004 (NAVFAC 2016)	The ROD documenting the selected remedy of NFA was signed in May 2016 (NAVFAC 2016).
PFAS PA (CH2M 2021a)	Site 5 was evaluated in the basewide PFAS PA for St. Juliens Creek Annex that was finalized in February 2021 (CH2M 2021a). Areas of interest for the PFAS PA included those where AFFF may have been applied, released, or stored and other locations where PFAS-containing materials may have been released into the environment. These include current and former fire training areas, equipment test and cleanout areas, buildings with firefighting infrastructure (such as hangars, AFFF storage/handling areas, and pump houses), unplanned release areas (for example, crash sites), and fire suppression systems located at fuel storage areas. The PFAS PA recommended Site 5 for further investigation in the SI (CH2M 2021a).
PFAS SI (CH2M 2023b)	A PFAS SI for Site 5 was completed from 2022 to 2023, and the PFAS SI Report was finalized in December 2023 (CH2M 2023b). A release of PFAS at levels of concern was identified at Site 5 and further investigation in the form of a RI is recommended (CH2M 2023b).

BERA = baseline ecological risk assessment

MCL = maximum contaminant level

SRI = Supplemental Remedial Investigation

Current Activities

There are no current activities being conducted at Site 5.

CERCLA Path Forward

Future activities at Site 5 consist of:

- PFAS RI
- PFAS FS
- PFAS Proposed Plan
- PFAS ROD
- PFAS LUC RD
- PFAS RD
- PFAS RAWP
- PFAS RA implementation
- PFAS CCR
- PFAS IRACR
- PFAS LTM
- LUC maintenance
- Five-Year Reviews
- PFAS RACR

3.1.4 Site 15—Fire Training Area

Site 15 Summary

Status:	PFAS RI/FS; Investigation for PFAS ongoing NFA for non-PFAS related constituents
Size:	1.01 acres
Media Investigated:	Groundwater and soil
Media Closed:	Groundwater and soil for non-PFAS related constituents under CERCLA (Petroleum, oils, and lubricants [POL] release managed under Navy POL program)
Constituents of Potential Concern:	PFAS
Removal Actions and RAs:	None
Waste and/or Debris Present Onsite:	None

Site Description

Site 15 – Fire Training Area is located in the south-central portion of SJCA (**Figure 3-10**). The site was identified in the Phase II RFA (A.T. Kearney 1989) as a fire training area with two adjacent celled areas used for firefighting training. One of the celled areas consisted of a burning site where wooden pallets were soaked with diesel, ignited, and extinguished with water. The other cell consisted of a buried stainless-steel pit (4 feet wide by 4 feet long, and 3 feet deep), which would be filled with diesel fuel, ignited, and then extinguished using carbon dioxide. The RFA documented that it is unknown when the Fire Training Area was initially started; however, it was still actively being used at the time of the RFA in 1989. There were no control structures noted at the site (other than the stainless-steel pit itself). During the VSI, blackened and stained soil was observed, ashes from the burning of the pallets was observed piled along the fence line behind the Fire Training Area, and stained soil was observed in the storage area containing the diesel fuel used to start the fires. Historical documentation also noted that AFFF may have been used in this area (GSI 1993).

The main building located within Site 15 (**Figure 3-10**) was used as the Base fire station until the early 2000s when it was closed, and fire and emergency responses services were transferred to NNSY. NNSY is now responsible for responding to emergencies at SJCA. The building currently houses the public works electrical shop. The operational timeframe of the building as the Base fire station spans the timeframe in which AFFF had been used by the Navy.

Previous Investigations and Actions

Site 15 Previous Investigations and Actions

Document Title/ Milestone	Summary
PFAS PA (CH2M 2021a)	Site 15 was evaluated in the basewide PFAS PA for St. Juliens Creek Annex that was finalized in February 2021 (CH2M 2021a). Areas of interest for the PFAS PA included those where AFFF may have been applied, released, or stored and other locations where PFAS-containing materials may have been released into the environment. These include current and former fire training areas, equipment test and cleanout areas, buildings with firefighting infrastructure (such as hangars, AFFF storage/handling areas, and pump houses), unplanned release areas (for example, crash sites), and fire suppression systems located at fuel storage areas. The PFAS PA recommended Site 15 for further investigation in the SI (CH2M 2021a).
PFAS SI (CH2M 2023b)	A PFAS SI for Site 15 was completed from 2022 to 2023, and the PFAS SI Report was finalized in December 2023 (CH2M 2023b). A release of PFAS at levels of concern was identified at Site 15 and further investigation in the form of a RI is recommended (CH2M 2023b).

Current Activities

There are no current activities being conducted at Site 15.

CERCLA Path Forward

Future activities at Site 15 consist of:

- PFAS RI
- PFAS FS
- PFAS Proposed Plan
- PFAS ROD
- PFAS LUC RD
- PFAS RD
- PFAS RAWP
- PFAS RA implementation
- PFAS CCR
- PFAS IRACR
- PFAS LTM
- LUC maintenance
- Five-Year Reviews
- PFAS RACR

3.1.5 Site 21—Industrial Area

Site 21 Summary

Status:	Remedial Design/Remedial Action Site - RIP; RA-O ongoing PFAS RI/FS; Investigation for PFAS ongoing
Size:	20.8 acres
Media Investigated:	Groundwater, soil, surface water, and stormwater
Media Closed:	Soil for non-PFAS related constituents
Constituents of Potential Concern:	VOCs, SVOCs, pesticides, PCBs, explosives, metals, and PFAS
Removal Actions and RAs:	Remedy initiated in November 2010; completed in May 2010 Remedy components: <ul style="list-style-type: none"> • ISCR and EVO injections • LUCs
Waste and/or Debris Present Onsite:	None

Site Description

Site 21 is approximately 20.8 acres and is located in the central, industrial portion of SJCA (**Figure 3-11**). The site was initially identified as Building 187, a locomotive maintenance shed where trichloroethene (TCE) was used. Based on investigations, the Site 21 area expanded to encompass an underlying VOC groundwater plume. Buildings at Site 21 were historically used for machine, vehicle, and locomotive maintenance, electrical shops, and munitions loading facilities. Railroad tracks were present throughout the industrial area and a fuel service station was located in the vicinity. Waste oils and degreasers (including TCE) were reportedly disposed on the ground surface and around the railroad tracks in the industrial area. Several of the buildings and/or surrounding areas were former IRP sites (Sites 9, 10, 11, 12, 13, 14, and 18 and AOC E). Many of the older buildings at the site have been demolished. The existing buildings and the Site 21 area are currently used for storage and maintenance activities. A warehouse was constructed in 1992 for use by the Mid-Atlantic Regional Maintenance Center. The building is now used for the Fleet Logistics Center Norfolk. A storm sewer system runs through the site and drains to a downstream stormwater detention basin constructed as part of the Site 2 RA.

Previous Investigations and Actions

Site 21 Previous Investigations and Actions

Document Title/ Milestone	Summary
SSA—2002 (CH2M 2002)	As part of the SSA, the unvalidated analytical results from soil and groundwater samples collected during the RRR were used to conduct an HHRS and ERS. Based on elevated VOC concentrations detected in groundwater and potentially unacceptable human health risks identified, the SSA report recommended further evaluation of Site 21 groundwater. Additionally, low-level VOCs were detected at nearby Site 11 (former Building 53), an electrical shop where solvents were reportedly disposed of on the railroad track bed. Therefore, the SSA recommended that future investigations of groundwater at Site 21 encompass former Site 11 due to the proximity of the two sites. NFA was recommended for surface soil and for evaluating potential ecological effects.

Site 21 Previous Investigations and Actions

Document Title/ Milestone	Summary
Site Investigation— 2003 through 2006 (CH2M 2004d)	<p>Based on the results of the SSA, an SI was conducted. The SI field activities included a MIP investigation, monitoring well installation, and collection of groundwater samples to further define the nature and extent of contamination. Potentially unacceptable human health risks were identified from VOCs and RDX in shallow aquifer groundwater and chloroform, arsenic, and vanadium in deep aquifer groundwater. Although the SI report recommended no further evaluation of potential ecological risks because Site 21 provides little habitat for potential ecological receptors, an ERS was performed to determine if constituents were present in groundwater at concentrations that could represent a potential risk to aquatic life if they were to be transported and discharged to St. Juliens Creek and/or its tributaries. TCE was detected at concentrations exceeding its ecological screening value, indicating a potential risk. However, it was concluded that TCE concentrations were unlikely to pose risk to ecological receptors based on the transport distance before discharging to surface water, and the potential for mixing and dilution. Therefore, no further ecological evaluation was recommended.</p> <p>The SI report recommended further evaluation of VOCs in shallow aquifer groundwater through the installation and sampling of additional monitoring wells and resampling of select existing monitoring wells to confirm or deny elevated concentrations of inorganics and RDX.</p>
RI—2003 through 2008 (CH2M 2006b, 2008)	<p>The RI activities were conducted from 2003 through 2007. The investigation activities were initially identified as supplemental SI activities; however, the SJCA ERP Partnering Team concluded that the data collected were sufficient to satisfy the objectives of an RI. To expedite the site closeout approach, the draft supplemental SI report submitted in 2005 was not finalized (CH2M 2006b), and the site data were incorporated into an RI report (CH2M 2008). The field activities consisted of stormwater sampling and a storm sewer system video inspection to evaluate the potential for transport and release of chlorinated VOCs from shallow aquifer groundwater through the adjacent storm sewer system; depth-specific soil and groundwater sampling to confirm the presence or absence of DNAPL; and MIP investigation, groundwater sampling, and permanent monitoring well installation to further define the plume boundary and source areas and evaluate groundwater characteristics for RA alternative evaluation.</p> <p>The HHRA conducted as part of the RI concluded that there were potentially unacceptable risks to current and future human receptors from potable use of shallow aquifer groundwater and inhalation of indoor air impacted by shallow aquifer groundwater vapors. The unacceptable risks were associated with chlorinated VOCs in shallow groundwater. The HHRA also identified potential human health risks from exposure to arsenic and vanadium in deep aquifer groundwater; however, because arsenic and vanadium were not detected in the shallow aquifer in the area and the Yorktown confining unit appears to be competent in the area, it was concluded that the deep aquifer groundwater has not been impacted by Site 21 activities and requires NFA. An ERA was not conducted as part of the RI based on the recommendations of ERSs conducted during the SSA and SI. The ERSs concluded that Site 21 provides little terrestrial habitat; no aquatic habitat for potential ecological receptors; and based on the transport distance before discharging to surface water, and the potential for mixing and dilution, a minimal potential for adverse effects to aquatic life from the presence of TCE in groundwater. Therefore, no further ecological risk evaluation was required.</p> <p>The RI Report recommended an FS to evaluate potential RA alternatives to mitigate unacceptable human health risks from the site-related contaminants, chlorinated VOCs, in shallow aquifer groundwater. Because of uncertainties with the potential risk identified from inhalation of VOCs from vapor intrusion (VI) into buildings located within the site, the RI report also recommended further evaluation of the potential VI pathway.</p>
FS—2009 (CH2M 2009a)	<p>Based on the findings of the RI, an FS was conducted to identify and analyze RA alternatives to mitigate potential risks associated with shallow aquifer groundwater. The following four RA alternatives were developed, evaluated, and ranked: No Action, MNA, ISCR and ERD, and ISCO and ERD. All of the RA alternatives (except Alternative 1) were expected to achieve NCP criteria. No recommendations were made as to which RA alternative was preferred.</p>
Interim Proposed Plan and ROD— 2009 through 2010 (CH2M 2009c; NAVFAC 2010)	<p>The draft interim Proposed Plan identified the preferred interim RA alternative for addressing the chlorinated VOC plume in shallow aquifer groundwater as ISCR and ERD (CH2M 2009c). A public notice of the availability of the interim Proposed Plan for review and a meeting to present it to the public was issued on July 18, 2009. The Navy provided a public comment period from August 1 through September 14, 2009. The public meeting was held on August 11, 2009, at the Major Hillard Library. No significant changes were made to the preferred interim RA alternative identified in the interim Proposed Plan as a result of the public meeting and comment period. The interim ROD documenting the selected interim remedy to address the potable use of shallow aquifer groundwater was signed in May 2010 (NAVFAC 2010). The Proposed Plan and ROD were “interim” because they did not address the potential unacceptable risk to current and future building occupants from VI through inhalation of indoor air, which was still being evaluated.</p>

Site 21 Previous Investigations and Actions

Document Title/ Milestone	Summary
RD—2009 through 2011 (CH2M 2010c; NAVFAC 2011d)	The RD to address shallow aquifer groundwater at Site 21 was completed in 2010 (CH2M 2010c). The RD for LUCs to prevent unacceptable exposure and control changes in site use until the RAOs are met was completed in 2011 (NAVFAC 2011d).
RI and FS Addendum—2009 through 2010 (CH2M 2010f)	A VI investigation was conducted in two phases in 2009 to evaluate the potential for the migration of the chlorinated VOCs in shallow aquifer groundwater into the indoor air of overlying occupied buildings and to assess current and future potential risk to building occupants from potential VI, as recommended in the RI report. The investigation included the collection and analysis of subslab vapor, indoor air, and outdoor air samples. Due to the potential for concentrations of VI constituents of interest to increase during implementation of the RA to address unacceptable risks associated with future potable use of shallow groundwater, additional VI monitoring was recommended during the RA. The RI and FS addendum report recommended that the approach for the VI monitoring be developed in a sampling and analysis plan.
RA-C and IRACR— 2010 through 2013 (CH2M 2010g; Shaw, 2012a; NAVFAC, 2012)	The RA work plan to address shallow aquifer groundwater at Site 21 was completed in 2010 (CH2M 2010g). The RA-C was initiated in November 2010. RA-C was completed in 2012 and the CCR documenting the activities completed during the RA-C was finalized in September 2012 (Shaw 2012a). The IRACR documenting that RIP has been achieved for the site was signed in July 2013 (NAVFAC 2012).
Proposed Plan and ROD—2011 (CH2M 2011a; NAVFAC 2011c)	The draft Proposed Plan identified the final preferred RA alternative for Site 21 as ISCR and ERD. A public notice of the availability of the Proposed Plan for review and a meeting to present it to the public was issued on April 30, 2011. The Navy provided a public comment period from May 1 through June 15, 2011. The public meeting to present the Proposed Plan for Site 21 was held on May 12, 2011, at the Major Hillard Library. No significant changes were made to the preferred RA alternative identified in the Proposed Plan as a result of the public meeting and comment period. The ROD documenting the selected remedy – ISCR and ERD – was signed in October of 2011.
RA-O—2012 through TBD (Ongoing)	RA-O was initiated in May 2012 and is ongoing. The RA-O includes groundwater monitoring to evaluate remedy effectiveness, stormwater monitoring to evaluate whether groundwater with contaminants at concentrations of concern are migrating offsite through the storm drain system, VI monitoring to evaluate whether the RA or building deterioration have resulted in potential unacceptable inhalation risks or explosive hazards, additional EVO injections (as needed), LUC maintenance, and Five-Year Reviews. The VI monitoring is currently conducted semiannually, and the groundwater and stormwater monitoring is conducted once every 2.5 years; but the frequency may be adjusted as the treatment progresses.
Building 54 VI Investigation (CH2M 2018f)	This building, located within the current building LUC boundary, was not investigated during the VI investigation conducted in 2009 for the occupied buildings at Site 21 because it was unoccupied. However, a change in building use was identified during the annual LUC inspection conducted for Site 21 in November 2015. The building was being accessed for inventory purposes. Therefore, in accordance with the LUCs, an investigation to evaluate the VI pathway at the building was completed in May 2017. The report evaluating and documenting the VI investigation was finalized in January 2018 (CH2M 2018f). The report concluded that the VI pathway at the building was not complete and significant, but recommended monitoring be conducted at the building in accordance with the ongoing RA-O VI monitoring.
Building 81 VI Investigation (CH2M 2020e)	This building, located within the current building LUC boundary, was not investigated during the VI investigation conducted in 2009 for the occupied buildings at Site 21 because it was unoccupied. However, a potential change in building use was identified. The Navy is currently considering renovating the building, at which point the building would become occupied. Therefore, in accordance with the LUCs, an investigation to evaluate the VI pathway was conducted. The report evaluating and documenting the VI investigation concluded that VOCs in groundwater are not entering, and do not have the potential to enter the building via the VI pathway at concentrations that exceed risk based targets, therefore no additional monitoring was warranted for this building. The report recommended that the building be removed from the current RA-O VI monitoring approach (CH2M 2020e). The report was finalized in November 2020 and the building is no longer part of the RA-O VI Phase monitoring program (CH2M 2020e).

Site 21 Previous Investigations and Actions

Document Title/ Milestone	Summary
PFAS PA (CH2M 2021a)	Site 21 was evaluated in the basewide PFAS PA for St. Juliens Creek Annex that was finalized in February 2021 (CH2M 2021a). Areas of interest for the PFAS PA included those where AFFF may have been applied, released, or stored and other locations where PFAS-containing materials may have been released into the environment. These include current and former fire training areas, equipment test and cleanout areas, buildings with firefighting infrastructure (such as hangars, AFFF storage/handling areas, and pump houses), unplanned release areas (for example, crash sites), and fire suppression systems located at fuel storage areas. The PFAS PA recommended Site 21 for further investigation in the SI (CH2M 2021a).
PFAS SI (CH2M 2023b)	A PFAS SI for Site 21 was completed from 2022 to 2023, and the PFAS SI Report was finalized in December 2023 (CH2M 2023b). A release of PFAS at levels of concern was identified at Site 21 and further investigation in the form of a RI is recommended (CH2M 2023b).
Groundwater and Stormwater Monitoring, VI Monitoring, and Injections (Ongoing) (Shaw 2012a; CH2M 2012a, 2015b, 2018c, 2018d, 2018e, 2018f, 2019c, 2020d, 2020e, 2020f, 2020h, 2020i, 2021c, 2021e, 2021f, 2021g; CB&I 2014b; APTIM 2019b, 2021c; Meadows 2017b, 2018c, 2018d, 2018e, 2019c, 2019d, 2021b, 2021c, 2022c, 2022d, 2023a)	<p>Twenty-one RA-O groundwater and stormwater, and twenty-five VI monitoring events have been conducted. The most recent groundwater monitoring event was conducted in November 2022 (Meadows 2023b). The most recent VI monitoring event was conducted in January 2025, and at the time this SMP was drafted, the combined report detailing Events 24 and 25 was currently being developed.</p> <p>Additional EVO injections were conducted in May 2014 as a polishing treatment to target areas of the site in which the COC degradation appeared to be slowing or stalled. A CCR addendum documenting the additional injections was finalized in December 2014 (CB&I 2014b).</p> <p>Evaluation of groundwater data collected during Event 13 and Event 14 (May 2018 and November 2018 respectively) indicate that in general the injections were effective in enhancing the dechlorination process at the site, although degradation appeared to have stalled at some locations and favorable conditions for enhanced degradation decreased in some locations (Meadows 2018e, 2019c). Therefore, additional injections were recommended for those locations. A Work Plan to conduct the additional biostimulation and bioaugmentation injections was completed in October 2019 (APTIM 2019b). The additional injections were initiated and conducted from October to December 2019, at which time the injections were temporarily stopped due to administrative issues. The injections were re-started in July 2020 and completed in September 2020. A CCR documenting the additional injections was finalized in May 2021 (APTIM 2021c).</p>
LUC Inspections (Ongoing) (NAVFAC 2013b; 2014b, 2018c, 2018d; CH2M 2012a, 2018e, 2019c, 2020f, 2021c, 2022b, 2023b, 2024e, 2025e).	<p>LUCs to prevent unacceptable exposure and control changes in site use are being maintained in accordance with the LUC RD (NAVFAC 2011d). LUC maintenance will continue until the RAOs have been met. The LUC objectives are provided in Table 3-3. Maintenance includes annual update of the LUC boundaries based on the most recent site data, and LUC site inspections and reporting, and corrective actions (as needed).</p> <p>Updates to the LUC boundaries are documented in the SMP (refer to Section 4 for updated boundaries). The results of the annual inspections documented to date indicate that the facility is compliant with the LUC RD.</p>
Five-Year Reviews (Ongoing) (CH2M 2015b, 2020b, 2025a)	The Second Five-Year Review for SJCA was the first Five-Year Review conducted for Site 21 ³ . It was conducted in 2014, and the final report was signed in May 2015 (CH2M 2015b). The Third Five-Year Review for SJCA was conducted in 2019, and the final report was signed in May 2020 (CH2M 2020b). The Fourth Five-Year Review for SJCA was conducted in 2024, and the final report was signed in May 2025 (CH2M 2025a). The results of the Fourth Five-Year review indicated that the remedy at Site 21 is in place, functioning as designed, and provides protectiveness of human health and the environment. Exposure pathways that could result in unacceptable risk have been addressed by previous RAs and continue to be controlled by LUCs, and RA-O maintenance and monitoring. There have been no changes in site conditions that would affect the protectiveness of the remedy. Issues identified and the recommendation provided in the Five-Year Reviews, along with the current status and/or resolution of the issue is presented in Table 3-4 .

³ The Site 2, Site 4, and Site 21 CERCLA Five-Year Site Remedy Reviews will be performed together and comply with the Site 4 trigger date. The First Five-Year Review included Site 4 only. The Second, Third, and Fourth Five-Year Reviews included Sites 2, 4, and 21.

Current Activities

Groundwater, Stormwater, and VI Monitoring

Twenty-one RA-O groundwater and stormwater, and twenty-five VI monitoring events have been conducted. The most recent groundwater monitoring event was conducted in November 2022 (Meadows 2023a). The most recent VI monitoring event was conducted in January 2025, and at the time this SMP was drafted, the report was currently being developed. The next groundwater and stormwater monitoring event (Event 22) will be conducted in May 2025. No additional VI monitoring events are required after Event 25.

Land Use Controls

LUCs to prevent unacceptable exposure and control changes in site use are being maintained in accordance with the LUC RD (NAVFAC 2011d). LUC inspections are conducted annually. The most recent inspections were conducted in December 2024 (CH2M 2025e). The next annual LUC inspection is planned to be completed in December 2025.

Five-Year Reviews

The Fourth Five-Year Review was conducted in 2024 (CH2M 2025a). The Five-Year Review indicated that the remedy is in place, functioning as designed, and is protective of human health and the environment. The Final Fourth Five-Year Review was signed by the Navy in May 2025. The next Five-Year Review will be conducted in May 2030. CERCLA Path Forward

Future activities at Site 21 consist of:

- RA-O optimization; groundwater, stormwater, and VI monitoring; and, if needed, additional injections
- LUC Maintenance
- Five-Year Reviews
- PFAS RI
- PFAS FS
- PFAS Proposed Plan
- PFAS ROD
- PFAS LUC RD
- PFAS RD
- PFAS RAWP
- PFAS RA implementation
- PFAS CCR
- PFAS IRACR
- PFAS LTM
- RACR

3.1.6 Site 22—Building M5

Site 22 Summary

Status:	PFAS RI/FS; Investigation for PFAS ongoing
Size:	2.47 acres
Media Investigated:	Groundwater and soil
Media Closed:	None
Constituents of Potential Concern:	PFAS
Removal Actions and RAs:	None
Waste and/or Debris Present Onsite:	None

Site Description

Site 22 is located in the eastern portion of SJCA (**Figure 3-1**). Limited information is available about this area and building use (**Figure 3-12**). The building is used to stage excess equipment and equipment needing repairs, including some firefighting equipment that uses AFFF. The stored equipment includes machinery that stores and uses AFFF (including P-25 flight deck fire engines), that were present during the PFAS PA site visit.

Previous Investigations and Actions

Site 22 Previous Investigations and Actions

Document Title/ Milestone	Summary
PFAS PA (CH2M 2021a)	Site 22 was evaluated in the basewide PFAS PA for St. Juliens Creek Annex that was finalized in February 2021 (CH2M 2021a). Areas of interest for the PFAS PA included those where AFFF may have been applied, released, or stored and other locations where PFAS-containing materials may have been released into the environment. These include current and former fire training areas, equipment test and cleanout areas, buildings with firefighting infrastructure (such as hangars, AFFF storage/handling areas, and pump houses), unplanned release areas (for example, crash sites), and fire suppression systems located at fuel storage areas. The PFAS PA recommended Site 22 for further investigation in the SI (CH2M 2021a).
PFAS SI (CH2M 2023b)	A PFAS SI for Site 22 was completed from 2022 to 2023, and the PFAS SI Report was finalized in December 2023 (CH2M 2023b). A release of PFAS at levels of concern was identified at Site 22 and further investigation in the form of a RI is recommended (CH2M 2023b).

Current Activities

There are no current activities being conducted at Site 22.

CERCLA Path Forward

Future activities at Site 22 consist of:

- PFAS RI
- PFAS FS
- PFAS Proposed Plan
- PFAS ROD
- PFAS LUC RD
- PFAS RD
- PFAS RAWP
- PFAS RA implementation
- PFAS CCR

- PFAS IRACR
- PFAS LTM
- LUC maintenance
- Five-Year Reviews
- PFAS RACR

3.1.7 Site 23—Regional Fire Training Academy

Site 23 Summary

Status:	PFAS RI/FS; Investigation for PFAS ongoing
Size:	7.48 acres
Media Investigated:	Groundwater and soil
Media Closed:	None
Constituents of Potential Concern:	PFAS
Removal and RAs:	None
Waste and/or Debris Present Onsite:	None

Site Description

The Regional Fire Training Academy (also known as the Waverly Sykes Regional Fire Training Center) is located on Navy property outside of the northwest corner of the SJCA secure fence line (**Figure 3-1**). The training academy is a joint effort between the Navy and local municipalities and was opened in 1987 (**Figure 3-13**). Class A Fuels (naturally occurring materials such as trees, wood, and hay) were historically ignited during training (CH2M 2023b). Currently, propane is used as an ignition source and trainees practice putting out the fires with water (CH2M 2023b).

Previous Investigations and Actions

Site 23 Previous Investigations and Actions

Document Title/ Milestone	Summary
PFAS PA (CH2M 2021a)	Site 23 was evaluated in the basewide PFAS PA for St. Juliens Creek Annex that was finalized in February 2021 (CH2M 2021a). Areas of interest for the PFAS PA included those where AFFF may have been applied, released, or stored and other locations where PFAS-containing materials may have been released into the environment. These include current and former fire training areas, equipment test and cleanout areas, buildings with firefighting infrastructure (such as hangars, AFFF storage/handling areas, and pump houses), unplanned release areas (for example, crash sites), and fire suppression systems located at fuel storage areas. The PFAS PA recommended Site 23 for further investigation in the SI (CH2M 2021a).
PFAS SI (CH2M 2023b)	A PFAS SI for Site 23 was completed from 2022 to 2023, and the PFAS SI Report was finalized in December 2023 (CH2M 2023b). A release of PFAS at levels of concern was identified at Site 23 and further investigation in the form of a RI is recommended (CH2M 2023b).
PFAS Phase 1 RI for Surface Soil (CH2M 2024f, 2025f)	A recreational area (known as the Brentwood Play Area) is located immediately adjacent to the south of the Regional Fire Training Area fenceline. A Phase 1 RI SAP was completed in June 2024 to conduct surface soil sampling for PFAS (CH2M 2024e). Fieldwork for the limited Phase 1 RI for surface soil was completed in June 2024. None of the eight PFAS with toxicity values were detected greater than recreational screening levels, indicating no unacceptable risk to recreational users exposed to PFAS in soil at the site and an interim action is not warranted at this time. PFOS was detected greater than the residential soil November 2023 Regional Screening Level at six locations. Based on the results of the SI and this Phase 1 RI, it was recommended that a Phase 2 RI be completed to further refine the conceptual site model for Site 23, including continuing to investigate and evaluate concentrations of PFAS within the Brentwood Play Area as a result of the release at Site 23. The Phase 1 RI TM was finalized in February 2025 (CH2M 2025f).
PFAS Phase 2 RI	At the time this SMP was drafted, the SAP for the Phase 2 PFAS RI was being prepared.

Current Activities

At the time this SMP was drafted the Phase 2 PFAS RI was ongoing, and the SAP was being prepared.

CERCLA Path Forward

Future activities at Site 23 consist of:

- Additional PFAS RI Phases
- PFAS FS
- PFAS Proposed Plan
- PFAS ROD
- PFAS LUC RD
- PFAS RD
- PFAS RAWP
- PFAS RA implementation
- PFAS CCR
- PFAS IRACR
- PFAS LTM
- LUC maintenance
- Five-Year Reviews
- PFAS RACR

Table 3-1. Environmental Restoration Program Site Status Summary
Site Management Plan Fiscal Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia

Site ID	Name/Description	Other ID	Status	Comments	Documentation of Closure or Response Complete
Active Installation Restoration Program Sites					
Site 2	Waste Disposal Area B	Dump B; Dump B Incinerator; Dump B Blast Grit; RFA: SWMU 2, SWMU 3, SWMU 4; EPA: OU-2, Landfill B; NIRIS: Site 00002 - Trash/Ash Fill Dump	RA - LUCs	Final Site 2 RI completed February 2004, Final Expanded RI completed November 2008, and Final Expanded RI revised January 2010. Final FS completed October 2009 and Final FS revised January 2010. PP completed July 2010 and ROD signed January 2011. Final RD completed in November 2011 and RD Addendum for St. Juliens Creek sediment completed in January 2013. RA-Construction initiated April 2012 and completed July 2014. Final IRACR documenting RIP signed September 2015. RA-Operation initiated July 2014, currently ongoing (consists of groundwater monitoring, additional injections as needed, LUCs maintenance, compensatory mitigation wetland monitoring and maintenance). Final ROD Memo to File completed in October 2014. Second Five-Year Review signed in May 2015 (the first Five-Year Review that included Site 2). Final ROD Memo to File Addendum completed in July 2016. The Five-Year Review Emerging Contaminants Investigation Technical Memorandum for 1,4-dioxane and perchlorate was completed in February 2018. Third Five-Year Review signed in May 2020. Fourth Five-Year review was signed in May 2025.	
			PFAS RI/FS	PA for PFAS completed in February 2021. PFAS SI finalized in December 2023.	Investigation ongoing.
Site 4	Landfill D	Dump D; Old Tanks at Dump D; RFA: SWMU 6, AOC L; EPA: OU-4; NIRIS: Site 00004 - Sanitary Landfill Dump D	RC - LUCs	Final RI completed March 2003; Final FS completed March 2004; PP finalized June 2004; ROD signed September 2004, RD submitted November 2004; RA completed in October 2005; RA Completion Report signed October 2006. First Five-Year Review signed May 2010. Second Five-Year Review signed in May 2015. Third Five-Year Review signed in May 2020. Fourth Five-Year Review was signed in May 2025. LUCs maintenance ongoing.	RA Completion Report (signed October 2006).
Site 5	Burning Grounds	RFA: SWMU 8; EPA: OU-5; NIRIS: Site 00005 - Waste Ord Burn Ground	RC - NFA	Final RI completed March 2003; Final Expanded RI Report completed June 2006. Final EE/CA for non-time-critical removal action of Waste/Burnt Soil Area completed February 2007. Final Expanded RI Addendum completed December 2007. Removal action initiated December 2007 and completed July 2012. Final Confirmation Sampling Report and CCR completed in December 2012. Supplemental RI for shallow groundwater completed in March 2015. PP finalized December 2015; NFA ROD signed May 2016.	NFA Final ROD (signed May 2016).
			PFAS RI/FS	PA for PFAS completed in February 2021. PFAS SI finalized in December 2023.	Investigation ongoing.
Site 15	Fire Training Area	Fire Training Area at Bldg. 271; RFA - SWMU 27	RC - NFA	Consensus by Navy, VDEQ, and EPA in July 2002 for NFA under CERCLA, as the site was to be investigated under the Navy's Underground Storage Tank (UST) Program. The site is currently managed under the Navy's Petroleum, Oil, and Lubricant Program.	FFA (signed July 2004).
			PFAS RI/FS	PA for PFAS completed in February 2021. PFAS SI finalized in December 2023.	Investigation ongoing.
Site 21	Industrial Area	FFA: Site Staining at Building 187; EPA: OU-12, Site 21 - Bldg 187; NIRIS: Site 00021 - Heavy Soil Staining	RA - LUCs	Final SI completed June 2004; Draft Supplemental SI Report completed April 2006; RI finalized July 2008. Final FS completed February 2009. Interim PP completed July 2009 and Interim ROD signed May 2010. RD for groundwater completed May 2010. RI and FS Addendum for vapor intrusion completed October 2010. Interim RA-construction initiated November 2010 and completed May 2012. PP completed May 2011 and ROD signed October 2011. RA-operation initiated May 2012, currently ongoing (consists of groundwater, stormwater, and vapor intrusion monitoring, and LUCs maintenance). Final CCR completed September 2012. Final IRACR documenting RIP signed July 2013. RD Addendum for additional injections completed March 2014, additional injections completed May 2014, and CCR Addendum completed December 2014. Second Five-Year Review signed in May 2015 (the first Five-Year Review that included Site 21). The Five-Year Review Emerging Contaminants Investigation Technical Memorandum for 1,4-dioxane and perchlorate was completed in February 2018. The Site 21 Vapor Intrusion Investigation Report for Building 54 was completed in January 2018. Third Five-Year Review signed in May 2020. Fourth Five-Year Review was signed in May 2025.	
			PFAS RI/FS	PA for PFAS completed in February 2021. PFAS SI finalized in December 2023.	Investigation ongoing.
Site 22	Building M5	None	PFAS RI/FS	PA for PFAS completed in February 2021. PFAS SI finalized in December 2023.	Investigation ongoing.
Site 23	Regional Fire Training Academy	Waverly Sykes Regional Fire Training Center	PFAS RI/FS	PA for PFAS completed in February 2021. PFAS SI finalized in December 2023. PFAS Phase 1 RI TM completed in February 2025. PFAS Phase 2 RI SAP currently being developed.	Investigation ongoing.
Inactive Installation Restoration Program Sites					
Site 1	Waste Disposal Area A	Dump A; RFA: SWMU 1	RC - NFA	Consensus for NFA by Navy, VDEQ, and EPA in November 2002 based on RRR data and September 2002 test pit information.	SSA Addendum (signed July 2004).
Site 3	Waste Disposal Area C	Dump C; Dump C Waste Disposal Pits; RFA: SWMU 5, SWMU 30; EPA: OU-3, Landfill C	RC - NFA	Final RI completed March 2003; Final EECA/Action Memorandum completed August 2002; Phase I Removal conducted September 2002; Phase II Removal conducted 2004; Final Construction Closeout Report completed March 2003; PP finalized January 2005; NFA ROD signed February 2006.	Final NFA ROD (signed February 2006).
Site 4	Dumpster Storage at Landfill D	Dumpster storage at Dump D; RFA: SWMU 7; EPA: OU-4, Landfill D	RC - NFA	RFA indicated that the dumpsters were no longer present.	Final ROD (signed September 2004).
Site 6	Small Arms Unit	Caged Pit; RFA: SWMU 24; FFA: Caged Pit at the Burning Grounds; EPA: OU-8, Caged Pit Disposal	RC - NFA	Final RI completed March 2003; Final EE/CA and Action Memorandum completed August 2002; Removal Action completed September 2002; Final Close-Out Report in March 2003; PP finalized July 2003; NFA ROD signed September 2003.	NFA Final ROD (signed September 2003).
Site 7	Old Storage Yard	Old Storage Yard #1; RFA: SWMU 17	RC - NFA	Consensus for NFA in July 2001 by Navy, VDEQ, and EPA pending debris removal. Debris removal was conducted FY 2002 and is documented in a construction removal document completed FY 2003.	FFA (signed July 2004).
Site 8	Cross and Mine	RFA: SWMU 9; FFA: PSA Site 8	RC - NFA	Final SSA completed April 2002 recommending an SI to further investigate potential release to groundwater; Identified in the FFA as Preliminary Screening Area (FFA Appendix B) March 2004; Final SI completed June 2004 recommending NFA: Consensus for NFA by Navy, VDEQ, and EPA July 2004.	SI (signed July 2004).
Site 9	Pest. Control Bldg. 249	PA: SWMU 13	RC - NFA	Removed/remediated during construction of the SIMA building (currently referred to as the Fleet and Industrial Supply Center [FISC], Norfolk Integrated Logistics Support building).	FFA (signed July 2004)
Site 9	Oil Water Separator at Bldg. 249	RFA: SWMU 23	RC - NFA	Removed/remediated during construction of the SIMA building (currently referred to as the FISC, Norfolk Integrated Logistics Support building).	FFA (signed July 2004)
Site 9	Washrack Bldg. 249	RFA: SWMU 25	RC - NFA	Removed/remediated during construction of the SIMA building (currently referred to as the FISC, Norfolk Integrated Logistics Support building).	FFA (signed July 2004)
Site 10	Waste Disposal at Railroad Tracks	Hazardous Waste Disposal Area at Bldg. 13 (Railroad Tracks); RFA: SWMU 14	RC - NFA	NFA consensus by Navy, VDEQ, and EPA during a site visit in July 2001.	SSA (signed February 2002).
Site 10	Swale beneath Bldg. 13	RFA: SWMU 31	RC - NFA	NFA consensus by Navy, VDEQ, and EPA during a site visit in July 2001.	SSA (signed February 2002).
Site 11	Waste Disposal at Building 53 (formerly referenced to Bldg. 266)	RFA: SWMU 15	RC - NFA	Consensus by Navy, VDEQ, and EPA for NFA during a site visit in July 2001 for Site 11 and groundwater underlying site will be investigated as part of Site 21.	SSA (signed February 2002).
Site 12	Sand Blast Area Bldg. 323	RFA: SWMU 16	RC - NFA	Removed/remediated during construction of the SIMA building (currently referred to as the FISC, Norfolk Integrated Logistics Support building).	FFA (signed July 2004)

Table 3-1. Environmental Restoration Program Site Status Summary
Site Management Plan Fiscal Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia

Site ID	Name/Description	Other ID	Status	Comments	Documentation of Closure or Response Complete
Site 13	Waste Generation Area	RFA: SWMU 20	RC - NFA	Removed/remediated during construction of the SIMA building (currently referred to as the FISC, Norfolk Integrated Logistics Support building).	FFA (signed July 2004)
Site 14	Washrack Bldg. 266	None	RC - NFA	Removed/remediated during construction of the SIMA building (currently referred to as the FISC, Norfolk Integrated Logistics Support building).	FFA (signed July 2004)
Site 16	DRMO Storage/Salvage Yard	RFA: SWMU 28	RC - NFA	While active, the DRMO does not fall under CERCLA and therefore, NFA under CERCLA consensus by Navy, VDEQ, and EPA in July 2002. Regional inspections are conducted for storm water management.	FFA (signed July 2004).
Site 17	Storage Pad at Building 279	Satellite storage at Bldg. 279; RFA: AOC A	RC - NFA	The roof and walls of Building 278/279 were demolished in early 2003, the flooring and concrete pilings are still in place awaiting final removal. Final expanded SI submitted in September 2001. Based upon the proximity to Site 2, consensus in February 2003 by Navy, VDEQ, and EPA that further action related to Site 17 will be addressed as part of Site 2.	FFA (signed July 2004).
Site 18	Blasting Grit at Building 47	RFA: AOC C	RC - NFA	During the July 2001 SJCA Partnering Team site visit, no blast grit was observed in several hand auger borings therefore, consensus for NFA was reached by Navy, VDEQ, and EPA.	SSA (signed February 2002).
Site 18	Air Compressor at Bldg. 47	RFA: AOC B	RC - NFA	NFA consensus by Navy, VDEQ, and EPA in July 2002. Regional inspections are conducted for storm water management.	FFA (signed July 2004).
Site 19	Building 190	Residual Ordnance at Bldg. M-5 & 190; RFA: AOC H; FFA: Wharf Area Building 190; EPA: OU-7, Site 19 - Bldg 190 EE/CA	RC - NFA	Final SI submitted in June 2004 recommending Supplemental SI to further investigate soil and groundwater; Final Supplemental SI submitted in September 2005 recommending EE/CA for a soil hotspot NTCRA; Final EE/CA for NTCRA submitted in November 2005; Final Action Memorandum signed in January 2006; NTCRA conducted in May 2006; Final Site Closeout Report signed December 2006.	Site Closeout Report (signed December 2006).
Site 20	Wharf Area Sediments	Residual Ordnance at wharf area; RFA: AOC I; Site 20	RC - NFA	During the July 2001 site visit, the Navy, VDEQ and EPA reached consensus for NFA under CERCLA, as the site was to be managed under the MR Program. The site is currently managed under the MR Program as part of Area UXO 1.	SSA (signed February 2002).
SWMU 10	Hazardous Waste Container Storage Bldg. 154Y	None	RC - NFA	Recommended for NFA in the RFA as SWMU 10 was assigned to RCRA Program as a >90 day storage bunker. Consensus by Navy, VDEQ, and EPA for NFA under CERCLA in July 2002, as SWMU 10 was managed under RCRA. SWMU 10 has been closed under RCRA.	FFA (signed July 2004).
SWMU 11	Hazardous Waste Container Storage Bldg. 163Y	None	RC - NFA	Recommended for NFA in the RFA as SWMU 11 was assigned to RCRA Program as a >90 day storage bunker. Consensus by Navy, VDEQ, and EPA for NFA under CERCLA in July 2002, as SWMU 11 was managed under RCRA. SWMU 11 has been closed under RCRA.	FFA (signed July 2004).
SWMU 12	PCB Storage Bldg. 198	None	RC - NFA	Recommended for NFA in the RFA. SWMU 12 was used as a storage facility and managed under Toxic Substances Control Act therefore, consensus by Navy, VDEQ, and EPA for NFA under CERCLA in July 2002. PCBs are no longer stored at SWMU 12 and SWMU 12 has been closed under TSCA.	FFA (signed July 2004).
SWMU 18	Old Storage Yard # 2	None	RC - NFA	Recommended for NFA in the RFA. Currently in operation and Regional inspections are conducted for storm water management. Consensus by Navy, VDEQ, and EPA for NFA under CERCLA.	FFA (signed July 2004).
SWMU 19	Old Storage Yard # 3	None	RC - NFA	RFA recommended action for better management practice. A site visit was performed in November 2002 by Navy, VDEQ, and EPA to confirm status and consensus for NFA under CERCLA was reached.	FFA (signed July 2004).
SWMU 21	Hazardous Waste Accumulation Area (SIMA # 2)	None	RC - NFA	The RFA recommended NFA as the SWMU was managed under RCRA. A site visit was performed in November 2002 by Navy, VDEQ, and EPA to confirm status and consensus for NFA under CERCLA was reached, as the SWMU was remediated during a removal action conducted as part of the SIMA building (currently referred to as the FISC, Norfolk Integrated Logistics Support building) construction. The Navy submitted a closure notification letter to VDEQ for SWMU 21.	FFA (signed July 2004).
SWMU 22	Repair Shop Satellite Storage Area NE of Bldg. 40	None	RC - NFA	The RFA recommended NFA as the SWMU was managed under a VDEQ program. A site visit was performed in November 2002 by Navy, VDEQ, and EPA to confirm status and consensus for NFA under CERCLA was reached. The Navy submitted a closure notification letter to VDEQ for SWMU 22.	FFA (signed July 2004).
SWMU 26	Scrap Metal Storage in Railroad Cars near Bldg. 176	None	RC - NFA	Based on a site visit in November 2002, NFA consensus was reached by Navy, VDEQ, and EPA, as the SWMU was managed according to Virginia Solid Waste Management regulations. SWMU 26 is no longer present.	FFA (signed July 2004).
SWMU 29	Dumpsters (throughout the facility)	None	RC - NFA	Based on a site visit in November 2002, NFA consensus was reached by Navy, VDEQ, and EPA, as the SWMU is managed according to Virginia Solid Waste Management regulations.	FFA (signed July 2004).
SWMU 32	Overland Drainage Ditches	None	RC - NFA	Navy, VDEQ, and EPA reached consensus for NFA under CERCLA, as drainage ditches associated with individual sites, AOCs, or SWMUs will be investigated on a site-specific basis. Site-specific investigations will identify the exact boundaries of the drainage ditch and samples will be collected at all locations where there is either visible evidence of release or suspicion that past releases may have occurred.	FFA (signed July 2004).
SWMU 33	Sewer Drainage System	None	RC - NFA	Navy, VDEQ, and EPA reached consensus for NFA under CERCLA, as the sewer drainage system associated with individual sites, AOCs, or SWMUs will be investigated on a site-specific basis. Site-specific investigations will include evaluating the integrity of the subsurface system and may include soil sampling to determine if hazardous constituents have been released.	FFA (signed July 2004).
SWMU 34	Operational Waste Accumulation Areas	None	RC - NFA	Based on a site visit in November 2002, NFA consensus was reached by Navy, VDEQ, and EPA, as the SWMU is managed under RCRA.	FFA (signed July 2004).
AOC D	Storm Water Outfalls	None	RC - NFA	Navy, VDEQ, and EPA reached consensus for NFA under CERCLA, as the storm water outfalls will be investigated under CERCLA on a site-specific basis. Site-specific investigations may include sampling various outfalls to determine whether there has been a release of hazardous constituents.	FFA (signed July 2004).
AOC E	Temporary Pump Storage	None	RC - NFA	AOC E was remediated during a removal action conducted as part of the SIMA building (currently referred to as the FISC, Norfolk Integrated Logistics Support building) construction. Therefore, the SJCA Partnering Team reached consensus for NFA for AOC E based on the removal action.	FFA (signed July 2004).
AOC F	Underground Storage Tanks	None	RC - NFA	Navy, VDEQ, and EPA reached consensus for NFA under CERCLA in July 2002, as AOC F was managed under the Navy's UST Program. The USTs have been closed under the Navy's UST Program.	FFA (signed July 2004).
AOC G	Former Process Buildings	None	RC - NFA	Navy, VDEQ, and EPA reached consensus for NFA under CERCLA in July 2002 however, as new information becomes available on the locations and processes conducted at former process buildings, the SJCA Partnering Team will determine if new AOCs should be added. Any former process buildings identified for further evaluation will be evaluated on a site-specific basis.	FFA (signed July 2004).
AOC J	Former Ammunition Manufacturing Areas	None	RC - NFA	Navy, VDEQ, and EPA reached consensus for NFA under CERCLA, however, as new information becomes available on the manufacturing areas, the SJCA Partnering Team will determine if new AOCs should be added. Any former ammunition manufacturing areas identified for further evaluation will be evaluated on a site-specific basis.	FFA (signed July 2004).
AOC K	Former Sewage Treatment Plant	FFA: SSA AOC K	RC - NFA	Identified in the FFA as Site Screening Area (FFA Appendix A) March 2004; Final SSA completed June 2004 recommending NFA; Consensus for NFA by Navy, VDEQ, and EPA July 2004.	SSA Addendum (signed July 2004).
EPIC AOC 1	E Street and Marsh Road Ground Scarring	AOC 1; FFA: PSA AOC 1	RC - NFA	Final SSA completed April 2002 recommending an SI to further investigate soil; Identified in the FFA as Preliminary Screening Area (FFA Appendix B) March 2004; Final SI completed June 2004 recommending NFA; Consensus for NFA by Navy, VDEQ, and EPA July 2004.	SI (signed July 2004).

Table 3-1. Environmental Restoration Program Site Status Summary

Site Management Plan Fiscal Years 2026 through 2030

St. Juliens Creek Annex

Chesapeake, Virginia

Site ID	Name/Description	Other ID	Status	Comments	Documentation of Closure or Response Complete
EPIC AOC 2	Piers in front of Building 83	AOC 2	RC - NFA	NFA consensus by Navy, VDEQ, and EPA during a site visit in July 2001.	SSA (signed February 2002).
EPIC AOC 3	Ground Scarring at Building M5	AOC 3	RC - NFA	NFA consensus by Navy, VDEQ, and EPA during a site visit in July 2001.	SSA (signed February 2002).
EPIC AOC 4	Parking Area South of Building M-1	AOC 4	RC - NFA	NFA consensus by Navy, VDEQ, and EPA during a site visit in July 2001.	SSA (signed February 2002).
EPIC AOC 5	Possible Soil Staining Between Buildings 87 and 88	AOC 5	RC - NFA	NFA consensus by Navy, VDEQ, and EPA during a site visit in July 2001.	SSA (signed February 2002).
EPIC AOC 6	Ground Scarring East of Site 2	AOC 6	RC - NFA	NFA consensus by Navy, VDEQ, and EPA during a site visit in July 2001.	SSA (signed February 2002).
EPIC AOC 7	City of Portsmouth Outgrant Area	AOC 7	RC - NFA	NFA consensus by Navy, VDEQ, and EPA during a site visit in July 2001.	SSA (signed February 2002).
EPIC AOC 8	Possible Waste Disposal/Bulk Storage Area	AOC 8	RC - NFA	NFA consensus by Navy, VDEQ, and EPA during a site visit in July 2001.	SSA (signed February 2002).
EPIC AOC 9	Ground Scarring Southwest of Building 75	AOC 9	RC - NFA	NFA consensus by Navy, VDEQ, and EPA during a site visit in July 2001.	SSA (signed February 2002).
EPIC AOC 10	Ground Scarring in Wharf Area	AOC 10	RC - NFA	NFA consensus by Navy, VDEQ, and EPA during a site visit in July 2001.	SSA (signed February 2002).
EPIC AOC 11	Open Storage Area Northeast of Building 55	AOC 11	RC - NFA	NFA consensus by Navy, VDEQ, and EPA during a site visit in July 2001.	SSA (signed February 2002).
EPIC AOC 12	Sandy Flat	AOC 12	RC - NFA	NFA consensus by Navy, VDEQ, and EPA during a site visit in July 2001.	SSA (signed February 2002).
AOC 13	Pentachlorophenol Dip Tank	AOC 13; FFA: SSA AOC 13	RC - NFA	Identified in the FFA as Site Screening Area (FFA Appendix A) March 2004; Final SSA completed June 2004 recommending NFA; Consensus for NFA by Navy, VDEQ, and EPA July 2004.	SSA Addendum (signed July 2004).
AOC 14	Building 89	AOC 14; FFA: SSA AOC 14	RC - NFA	Identified in the FFA as Site Screening Area (FFA Appendix A) March 2004; Final SSA completed June 2004 recommending NFA; Consensus for NFA by Navy, VDEQ, and EPA July 2004.	SSA Addendum (signed July 2004).
Munitions Response Program Sites					
Area UXO 1	Wharf Area Sediments	Residual Ordnance at wharf area; RFA: AOC I; Site 20	RC - NFA	PA completed June 2009 and SI completed September 2010. Expanded SI, documenting NFA, signed in June 2013.	Final Expanded SI Report (signed June 2013).

RFA - RCRA Facility Assessment

AOC - Area of Concern

CERCLA - Comprehensive Environmental Response, Compensation, and Liability Act

DRMO - Defense Reutilization and Marketing Office

EE/CA - Engineering Evaluation and Cost Analysis

EPA - Environmental Protection Agency

EPIC - Environmental Photographic Interpretation Center

FFA - Federal Facility Agreement

FISC - Fleet and Industrial Supply Center

FS - Feasibility Study

FY - Fiscal Year

LUC - land use control

NFA - no further action

OU - Operable Unit

PA - Preliminary Assessment

- No Further Action
- Response Complete. Site with Land Use Controls
- Remedial Action Site with Land Use Controls
- PFAS RI/FS

PP - Proposed Plan

PSA - Preliminary Screening Area

RA - Remedial Action

RC - Response Complete

RCRA - Resource Conservation and Recovery Act

RD - Remedial Design

RI - Remedial Investigation

RIP - Remedy-in-Place

ROD - Record of Decision

SI - Site Inspection

SIMA - Shore Intermediate Maintenance Activity

SJCA - St. Juliens Creek Annex

SSA - Site Screening Assessment

SWMU - Solid Waste Management Unit

UST - underground storage tank

VDEQ - Virginia Department of Environmental Quality

Table 3-2. Completed or Ongoing Environmental Studies, Investigations, and Actions at Active Environmental Restoration Program Sites
Site Management Plan Fiscal Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia

ERP Site	Preliminary Studies			Preliminary Investigations	RI	FS	EE/CA and Removal Actions	PP/ROD	RD/RA	Response Complete and Longterm Management
	IAS (1981)	PA (1983)	RFA (1989)							
Site 2	X	X	X	RRR - 1996 PFAS PA - 2021 PFAS SI - 2023	RI - 2003 Expanded RI - 2008 Revised Expanded RI - 2010	FS - 2009 Revised FS - 2010	N/A	PP - 2010 ROD - 2011 ROD Memo to File - 2014 ROD Memo to File Addendum - 2016	LUC RD - 2011 RD - 2011 RD Addendum - 2013 Revised LUC RD - 2014 RA-Construction - 2014 RA-Operation - Ongoing (initiated 2014) IRACR & RIP - 2015	Five-Year Reviews - Ongoing (Second Five-Year Review signed in 2015, Third Five-Year Review signed in 2020, Fourth Five-Year Review signed in 2025)
Site 4	X	X	X	RRR - 1996 PFAS PA - 2021	2003	2004	N/A	2004	RD - 2004 RA Construction - 2005 LUC RD - 2006	Response Complete and RACR - 2006 LUCs Maintenance - Ongoing (initiated 2006) Five-Year Reviews - Ongoing (First Five-Year Review signed in 2010; Second Five-Year Review signed in 2015; Third Five-Year Review signed in 2020, Fourth Five-Year Review signed in 2025)
Site 5				PFAS PA - 2021 PFAS SI - 2023						
Site 15				PFAS PA - 2021 PFAS SI - 2023						
Site 21	X		X	RRR - 1996 SSA - 2002 SI - 2004 Supplemental SI - 2006 PFAS PA - 2021 PFAS SI - 2023	RI - 2008 RI/FS Addendum - 2010	FS - 2009 RI/FS Addendum - 2010	N/A	Interim PP - 2009 Interim ROD - 2010 PP - 2011 ROD - 2011	RD - 2010 RA-Construction - 2011 LUC RD - 2011 RA-Operation - Ongoing (initiated 2011) IRACR & RIP - 2013	Five-Year Reviews - Ongoing (Second Five-Year Review signed in 2015; Third Five-Year Review signed in 2020, Fourth Five-Year Review signed in 2025)
Site 22				PFAS PA - 2021 PFAS SI - 2023						
Site 23				PFAS PA - 2021 PFAS SI - 2023	Phase 1 PFAS RI for surface soil - 2024ongoing Phase 2 RI - ongoing					

Notes:
Years represent end dates for work element, unless otherwise noted
EE/CA - Engineering Evaluation/Cost Analysis
ERP - Environmental Restoration Program
FS - Feasibility Study
IAS - Initial Assessment Study
IRACR - Interim Remedial Action Completion Report
IRP - Installation Restoration Program
LUC - Land Use Controls
N/A - not applicable
PA - Preliminary Assessment
PP - Proposed Plan

RA - Remedial Action
RACR - Remedial Action Completion Report
RC - Response Complete
RD - Remedial Design
RFA - RCRA Facility Assessment
RI - Remedial Investigation
RIP - Remedy in Place
ROD - Record of Decision
RRR - Relative Risk Ranking
SI - Site Inspection
SSA - Site Screening Assessment

Table 3-3. Environmental Restoration Program Land Use Controls
Site Management Plan Fiscal Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia

Environmental Restoration Program Site	Site Name	Date of Final ROD	Location on SJCA	Estimated Area	LUC Objectives	LUC Implementation and Maintenance Actions
IRP Site 2	Waste Disposal Area B	2/22/2011; ROD Memo to File 10/14/2014; ROD Memo to File Addendum 7/1/2016	Southern portion of SJCA at the intersection of St. Juliens Road and Cradock Street	6.3 acres	1) Prohibit digging into the cover, disposal area contents, and/or contaminated soil and sediment with the following exceptions: <ul style="list-style-type: none">• As required for Remedial Action-Operation and maintenance with the application of controls to prevent unacceptable exposure to waste and contaminants in soil and inlet sediment in the Historical Inlet Disposal Area.*• As required for Remedial Action-Operation and maintenance and/or facility operation and maintenance with the application of controls to prevent unacceptable exposure to waste and contaminants in soil and inlet sediment in the Historical Parking Lot Disposal Area.* 2) Prohibit activities that would result in contact with shallow groundwater except for environmental monitoring 3) Prohibit the withdrawal of shallow groundwater except for environmental monitoring 4) Prohibit construction of new buildings at the site without evaluation of potential vapor intrusion and/or ensuring vapor intrusion mitigation measures are included in building design 5) Prohibit intrusive activities that would compromise the integrity of the Yorktown confining unit 6) Maintain the integrity of any current or future remedial or monitoring system	<ul style="list-style-type: none">●5-year site remedy reviews●Annual inspections of LUCs●Monitor groundwater per the ROD for Site 2 and any subsequent decision documents●Post and maintain warning signs for Site 2●Indicate where LUCs have been imposed and annotate LUC objectives in the Navy GIS database and real estate summary map(s) for the installation, and follow LUC-related procedures pertaining to the ground-disturbing activity and changes in land use●Notify USEPA and VDEQ at least 45 days in advance of: proposals for changes in land use that would be inconsistent with use restrictions and exposure assumptions described in the ROD; any anticipated action that may disrupt LUC effectiveness; or any action that may alter or negate the need for LUCs●Notify USEPA and VDEQ 6 months in advance of any anticipated transfer, out of Navy custody and control, of real property subject to LUCs●Notify USEPA and VDEQ as soon as practicable of the discovery of activity at Site 2 inconsistent with LUC objectives●Obtain USEPA and VDEQ concurrence prior to modifying or terminating LUC objectives or required LUC implementation actions●Maintain a comprehensive list of LUCs with associated boundaries and expected durations●Notify and invite comment from USEPA and VDEQ at least 14 days prior to making changes to internal LUC-related policies or procedures if such changes are reasonably likely to negatively impact the effectiveness of LUCs
IRP Site 4	Landfill D	09/29/2004	Northeast portion of SJCA. - north of Blows Creek at its confluence with the Southern Branch of the Elizabeth River.	8.3 acres	1) Prohibit digging into or disturbing the soil cover or landfill contents 2) Prohibit residential use and development of the site	<ul style="list-style-type: none">●5-year site remedy reviews●Annual visual inspections of the soil cover●Survey plat prepared by a professional land surveyor registered in the Commonwealth of Virginia●Maintain posted signs●Maintain a Regional Shore Infrastructure Plan or similar document that incorporates LUC objectives●Notification to USEPA and the Commonwealth of Virginia of any SJCA proposals for a major land use change at a site inconsistent with the use restrictions and exposure assumptions described in the ROD●Notification to USEPA and the Commonwealth of Virginia prior to any changes in the risk, remedy, or land use; including any LUC failures with proposed corrective action●Obtain USEPA and the Commonwealth of Virginia concurrence prior to modifying or terminating the LUC objectives or implementation actions●Maintain a comprehensive list of LUCs with associated boundaries and expected durations at Environmental Restoration Program office

Table 3-3. Environmental Restoration Program Land Use Controls
Site Management Plan Fiscal Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia

Environmental Restoration Program Site	Site Name	Date of Final ROD	Location on SJCA	Estimated Area	LUC Objectives	LUC Implementation and Maintenance Actions
IRP Site 21	Industrial Area	10/20/2011	Central industrial portion of SJCA	20.8 acres	1) Prohibit withdrawal of groundwater except for environmental monitoring 2) Prohibit a change from current industrial building use to residential, child care or elementary or secondary school use without further evaluation and/or implementation of mitigation measures 3) Prevent occupation of unoccupied buildings, construction of new buildings and activities that would compromise the integrity of the building envelopes without further evaluation and/or implementation of mitigation measures	<ul style="list-style-type: none">●5-year site remedy reviews●Annual inspections of LUCs●Monitor groundwater per the ROD for Site 21 and any subsequent decision documents●Post and maintain warning signs for Site 21●Indicate where LUCs have been imposed and annotate LUC objectives in the Navy GIS database and real estate summary map(s) for the installation, and follow LUC-related procedures pertaining to the ground-disturbing activity and changes in land use●Notify USEPA and VDEQ at least 45 days in advance of: proposals for changes in land use that would be inconsistent with use restrictions and exposure assumptions described in the ROD; any anticipated action that may disrupt LUC effectiveness; or any action that may alter or negate the need for LUCs●Notify USEPA and VDEQ 6 months in advance of any anticipated transfer, out of Navy custody and control, of real property subject to LUCs●Notify USEPA and VDEQ as soon as practicable of the discovery of activity at Site 21 inconsistent with LUC objectives●Obtain USEPA and VDEQ concurrence prior to modifying or terminating LUC objectives or required LUC implementation actions●Maintain a comprehensive list of LUCs with associated boundaries and expected durations●Notify and invite comment from USEPA and VDEQ at least 14 days prior to making changes to internal LUC-related policies or procedures if such changes are reasonably likely to negatively impact the effectiveness of LUCs

Notes:
*Refer to the Site 2 ROD Memo to File (CH2M HILL, 2014) for the Historical Inlet and Historical Parking Lot Disposal Area boundaries.
USEPA - United States Environmental Protection Agency
VDEQ- Virginia Department of Environmental Quality
IRP - Installation Restoration Program
LUC - land use control
ROD - Record of Decision
SJCA - St. Juliens Creek Annex

Table 3-4. Five-Year Review Summary Table

Site Management Plan Fiscal Years 2026 through 2030

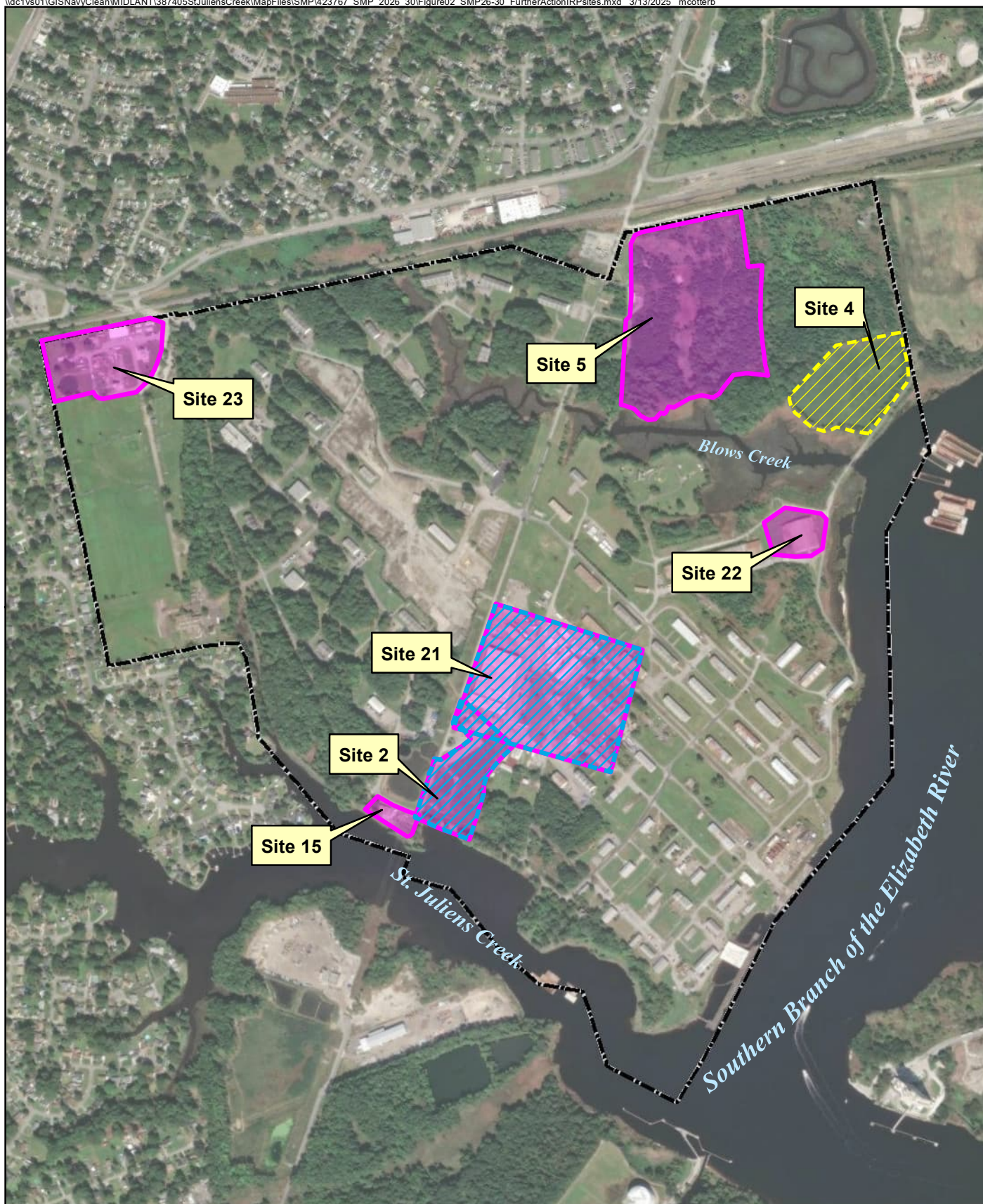
St. Juliens Creek Annex

Chesapeake, Virginia

Site ID	Name/Description	Issue Identified	Recommendation	Status/Resolution
Site 2	Waste Disposal Area B	Second Five-Year Review (2015)		
		Based on site history, there is the potential for emerging contaminants perchlorate and 1,4-Dioxane to be present in site groundwater. However, the presence of perchlorate and 1,4-dioxane and any resulting unacceptable risk is unknown.	Determine whether perchlorate and 1,4-dioxane are present and pose unacceptable risk in the shallow aquifer groundwater. If a data evaluation indicates these chemicals should be considered constituents of concern (COCs) for Site 2, revise the existing remedy, land use control (LUC) boundary, and/or treatment system if warranted.	The 1,4-dioxane and perchlorate emerging contaminants investigation was conducted in April 2017. A report documenting the results of the investigation was finalized in February 2018 (CH2M, 2018b). The investigation concluded that neither 1,4-dioxane nor perchlorate were COCs for Site 2 and no further investigation or action was warranted for these constituents.
		Cleanup level for naphthalene in groundwater is not protective of potential future use.	Calculate a cleanup value for naphthalene in groundwater that is protective of potential future use. Document the revised cleanup goal in a Record of Decision Memorandum to File.	The naphthalene groundwater cleanup goal was revised to account for future potential residential use, and an addendum to the ROD Memorandum to File was finalized in July 2016 to document the revised cleanup goal (CH2M, 2016b).
		Remedial Action-operation phase groundwater data is not available to determine whether the groundwater component of the remedy is functioning as intended by the Record of Decision.	Collect groundwater data in accordance with the Remedial Action-operation monitoring plan and evaluate the data to determine whether the remedy is functioning as intended by the Record of Decision	RA-O phase groundwater data is collected on a semi-annual basis and has indicated the groundwater component of the remedy is functioning as intended.
		Successful restoration of the compensatory mitigation wetland has not been demonstrated.	Develop a Wetland Maintenance and Monitoring Plan, conduct the monitoring, report the monitoring, and conduct any necessary maintenance.	A Wetland Monitoring and Maintenance Plan was finalized in March 2018 (APTIM, 2018). The Fiscal Year 2018 monitoring event was conducted in April 2018, and a report documenting the findings was finalized in September 2019.
		Third Five-Year Review (2020)		
		None	Not applicable	Not applicable
		Fourth Five-Year Review (2025)		
		None	Not applicable	Not applicable

Table 3-4. Five-Year Review Summary Table*Site Management Plan Fiscal Years 2026 through 2030**St. Juliens Creek Annex**Chesapeake, Virginia*

Site ID	Name/Description	Issue Identified	Recommendation	Status/Resolution
Site 4	Landfill D	First Five-Year Review (2010)		
		None	Not applicable	Not applicable
		Second Five-Year Review (2015)		
		None	Not applicable	Not applicable
		Third Five-Year Review (2020)		
		None	Not applicable	Not applicable
		Fourth Five-Year Review (2025)		
		None	Not applicable	Not applicable
Site 21	Industrial Area	Second Five-Year Review (2015)		
		Based on site history, there is the potential for emerging contaminants perchlorate and 1,4-Dioxane to be present in site groundwater. However, the presence of perchlorate and 1,4-dioxane and any resulting unacceptable risk is unknown.	Determine whether perchlorate and 1,4-dioxane are present and pose unacceptable risk in the shallow aquifer groundwater. If a data evaluation indicates these chemicals should be considered COCs for Site 21, revise the existing remedy, land use control LUC boundary, and/or treatment system if warranted.	The 1,4-dioxane and perchlorate emerging contaminants investigation was conducted in April 2017. A report documenting the results of the investigation was finalized in February 2018 (CH2M, 2018b). The investigation concluded that neither 1,4-dioxane nor perchlorate were COCs for Site 21 and no further investigation or action was warranted for these constituents.
		Third Five-Year Review (2020)		
		None	Not applicable	Not applicable
		Fourth Five-Year Review (2025)		
		None	Not applicable	Not applicable



Legend

- St. Juliens Creek Annex Boundary
- Response Complete Site with Land Use Controls
- Remedial Action Site with Land Use Controls
- PFAS Remedial Investigation/Feasibility Study Site

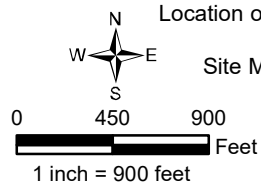
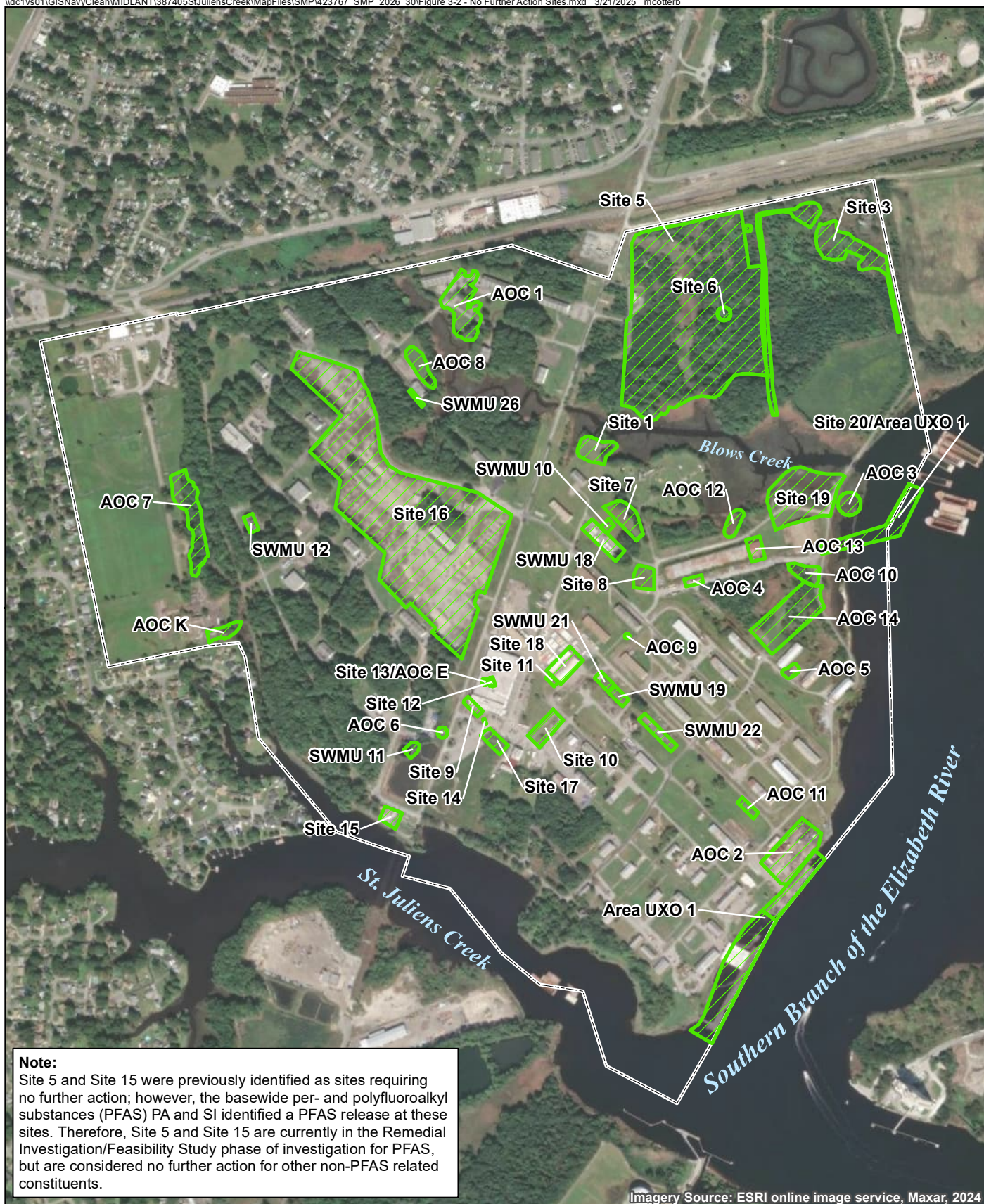


Figure 3-1
Location of Active Environmental Restoration Program Sites
Environmental Restoration Program
Site Management Plan Fiscal Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia

ch2m:



Legend

- St. Juliens Creek Annex Boundary
- Response Complete - No Further Action Site

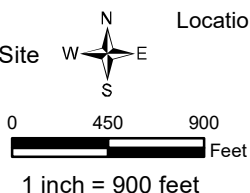
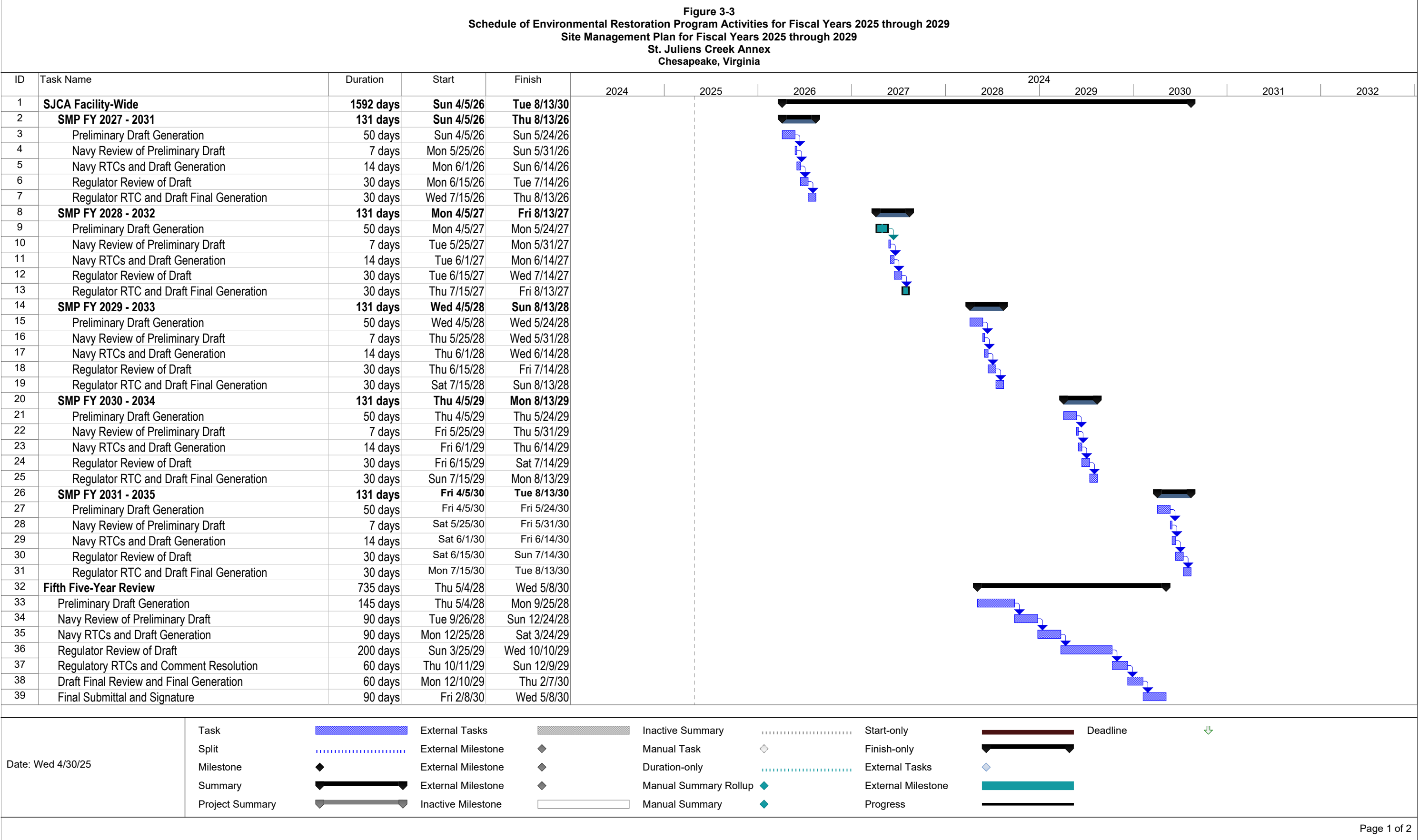
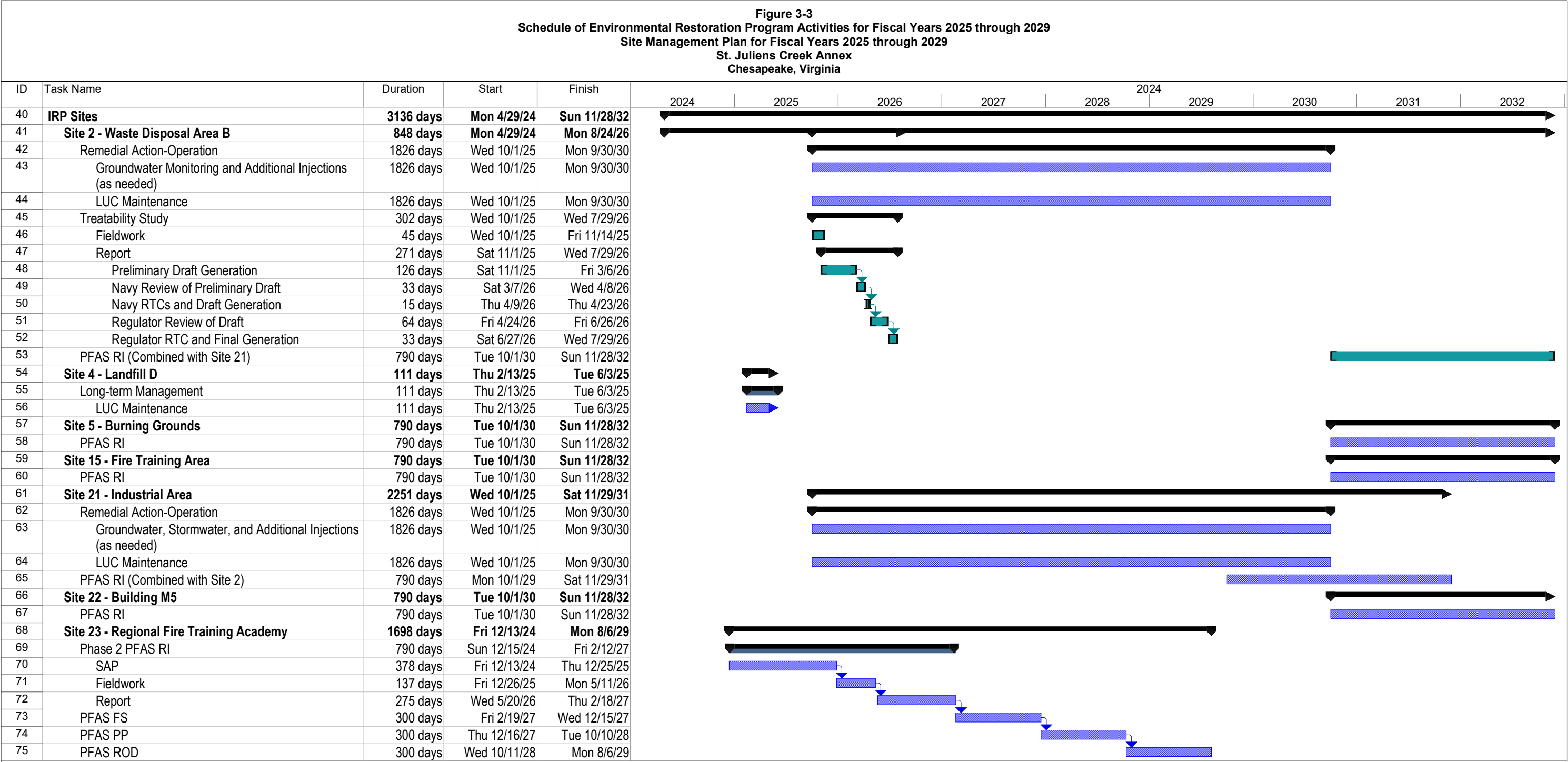


Figure 3-2
Location of Environmental Restoration Program No Further Action Sites,
Solid Waste Management Units, and Areas of Concern
Site Management Plan Fiscal Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia





Date: Wed 4/30/25

Task

Split

Milestone

Summary

Project Summary

External Tasks

External Milestone

External Milestone

External Milestone

Inactive Milestone

◆

◆

◆

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

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◆

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Start-only

Finish-only

External Tasks

External Milestone

Progress

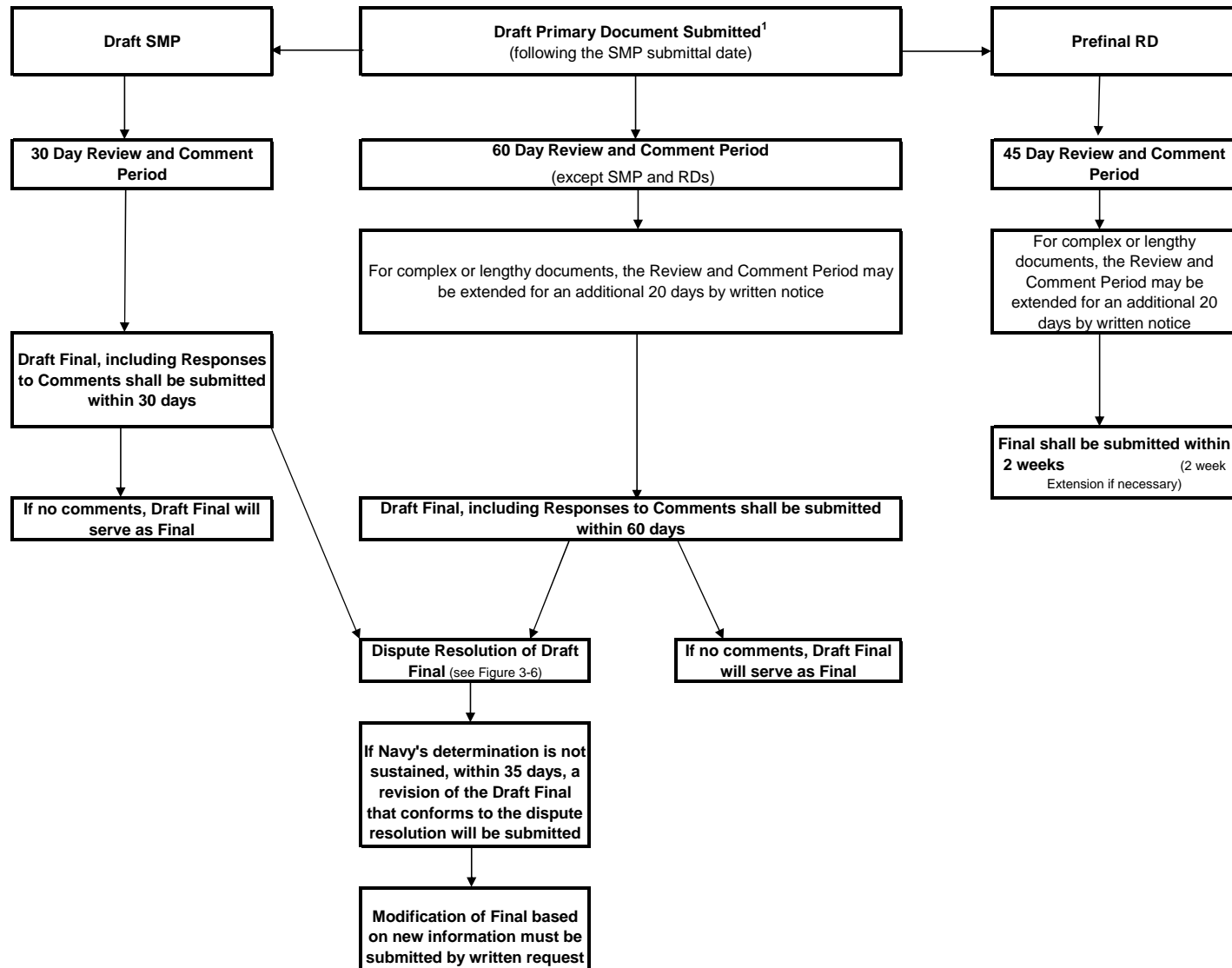
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Deadline

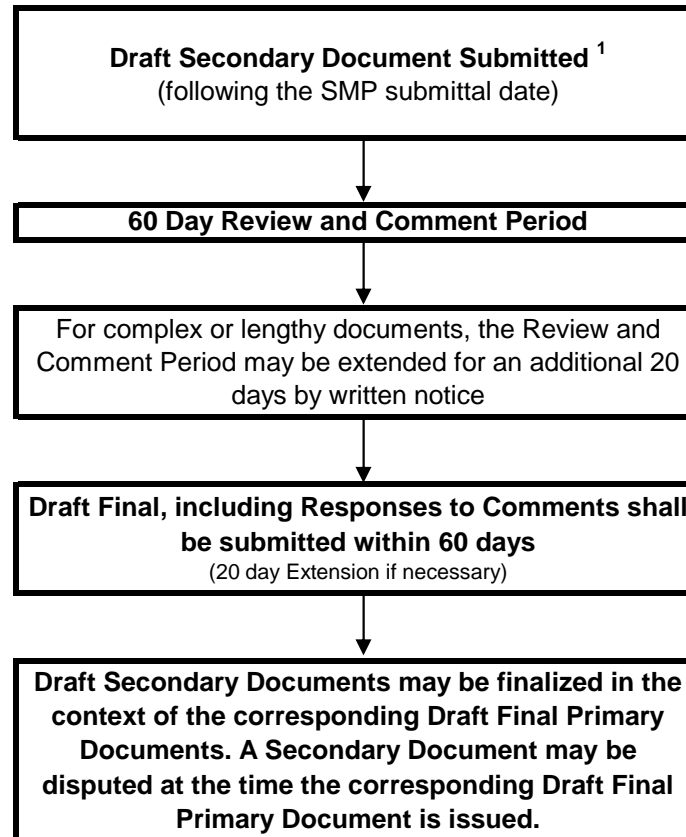
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Figure 3-4. Primary Document Submittal Flow Chart - Federal Facility Agreement Process
Site Management Plan Fiscal Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia



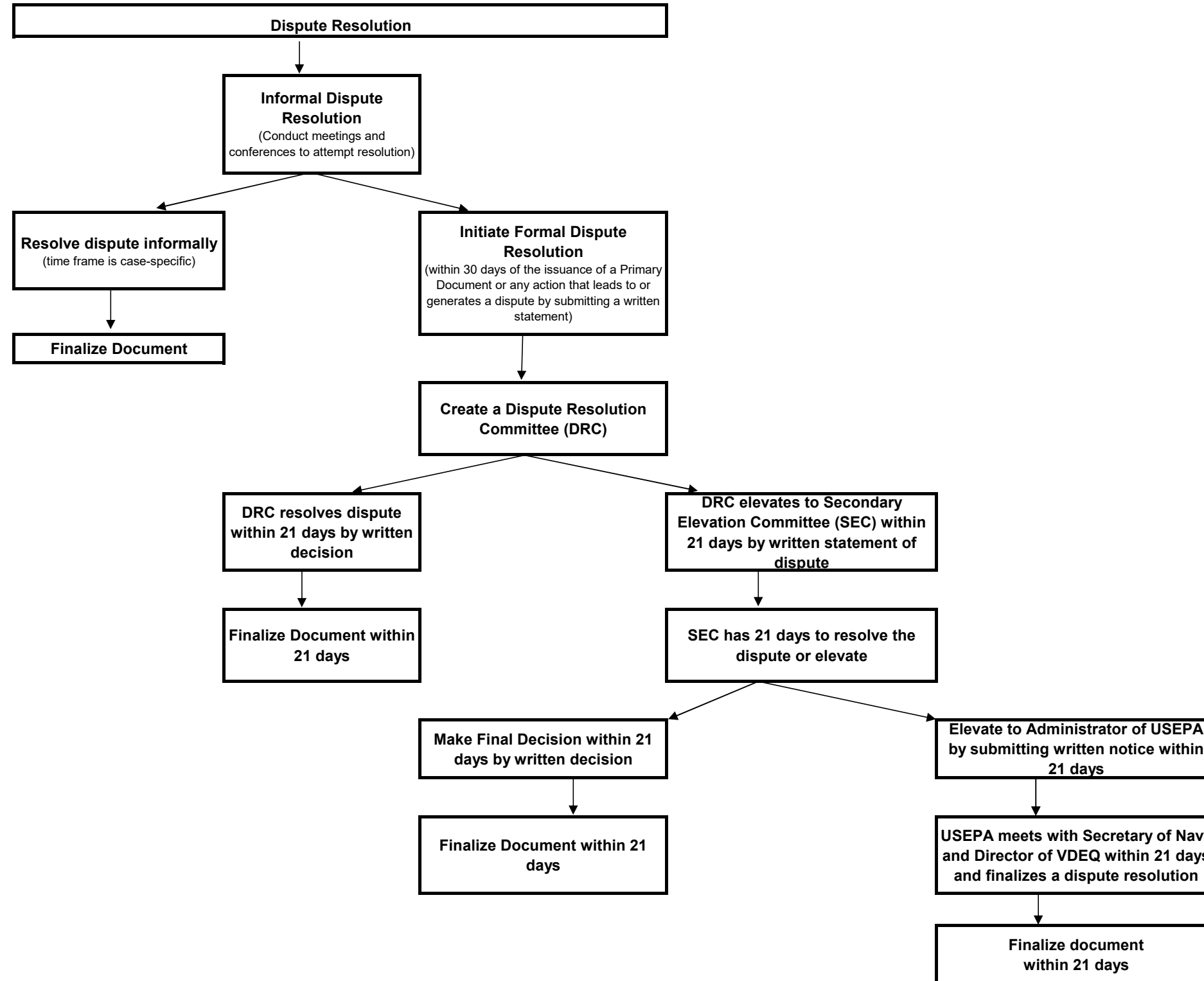
¹SJCA Primary Documents Include: Remedial Investigation (RI)/Feasibility Study (FS)/Focused Feasibility Study (FFS) Work Plans, RI Reports, FS and FFS Reports, Proposed Plans (PPs), Records of Decision (RODs), Final Remedial Designs (RDs), Remedial Action Work Plans, Remedial Action Completion Reports (RACRs), and Site Management Plans (SMPs)

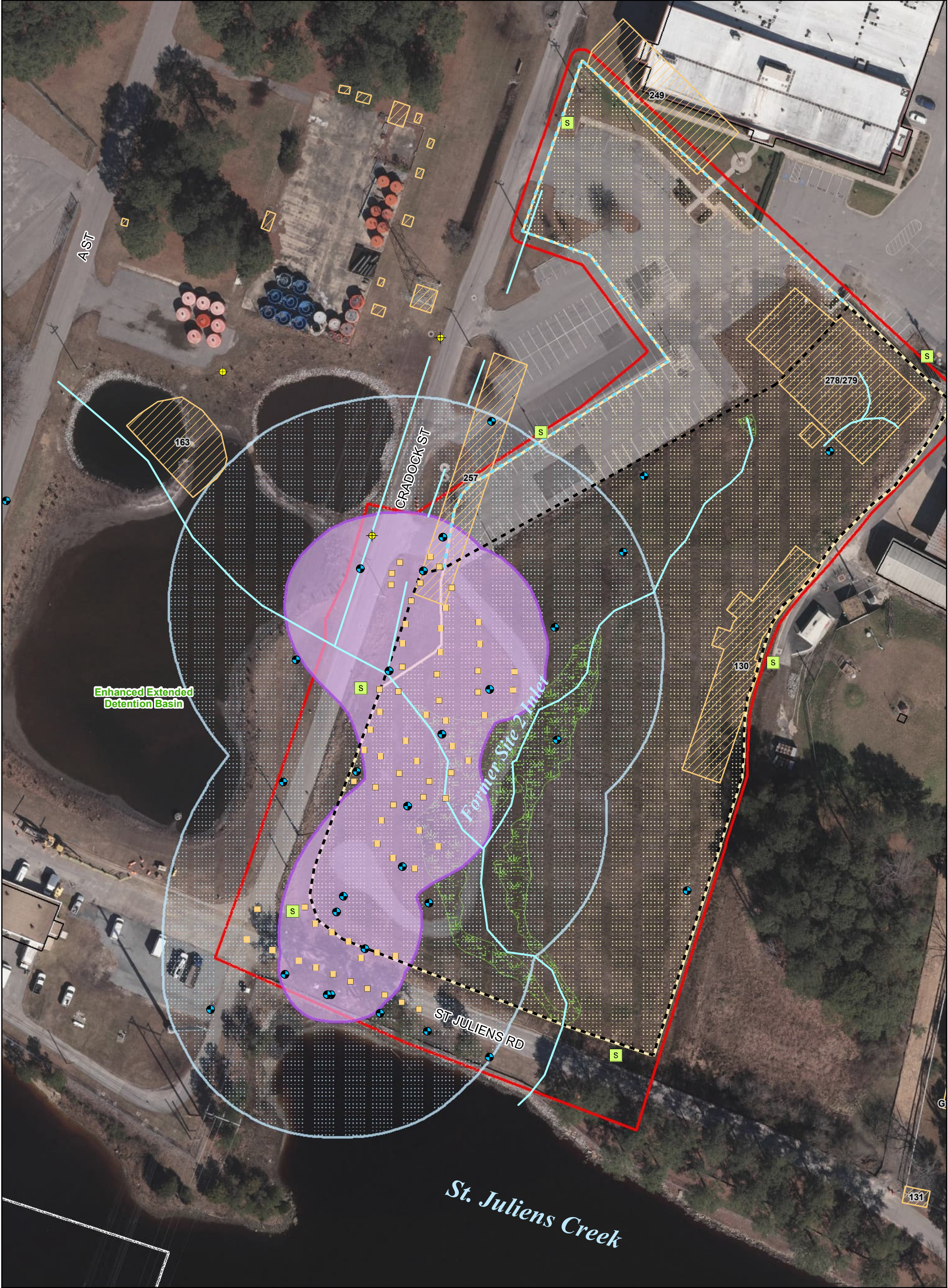
Figure 3-5. Secondary Document Submittal Flow Chart - Federal Facility Agreement Process
Site Management Plan Fiscal Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia



¹SJCA Secondary Documents Include: Health and Safety Plans (HSPs), Non-Time-Critical Removal Action (NTCRA) Plans, Pilot/Treatability Study Work Plans and Reports, Engineering Evaluation/Cost Analysis (EE/CA) Reports, Well Closure Methods and Procedures, Preliminary/Conceptual Designs or equivalents, Prefinal Remedial Designs (RDs), Periodic Reviews/5-Year Review Assessment Reports, Removal Action Memorandums, Preliminary Closeout Reports (PCORs)/Final Closeout Reports (FCORs)

Figure 3-6. Dispute Resolution Flow Chart - Federal Facility Agreement Process
Site Management Plan Fiscal Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia





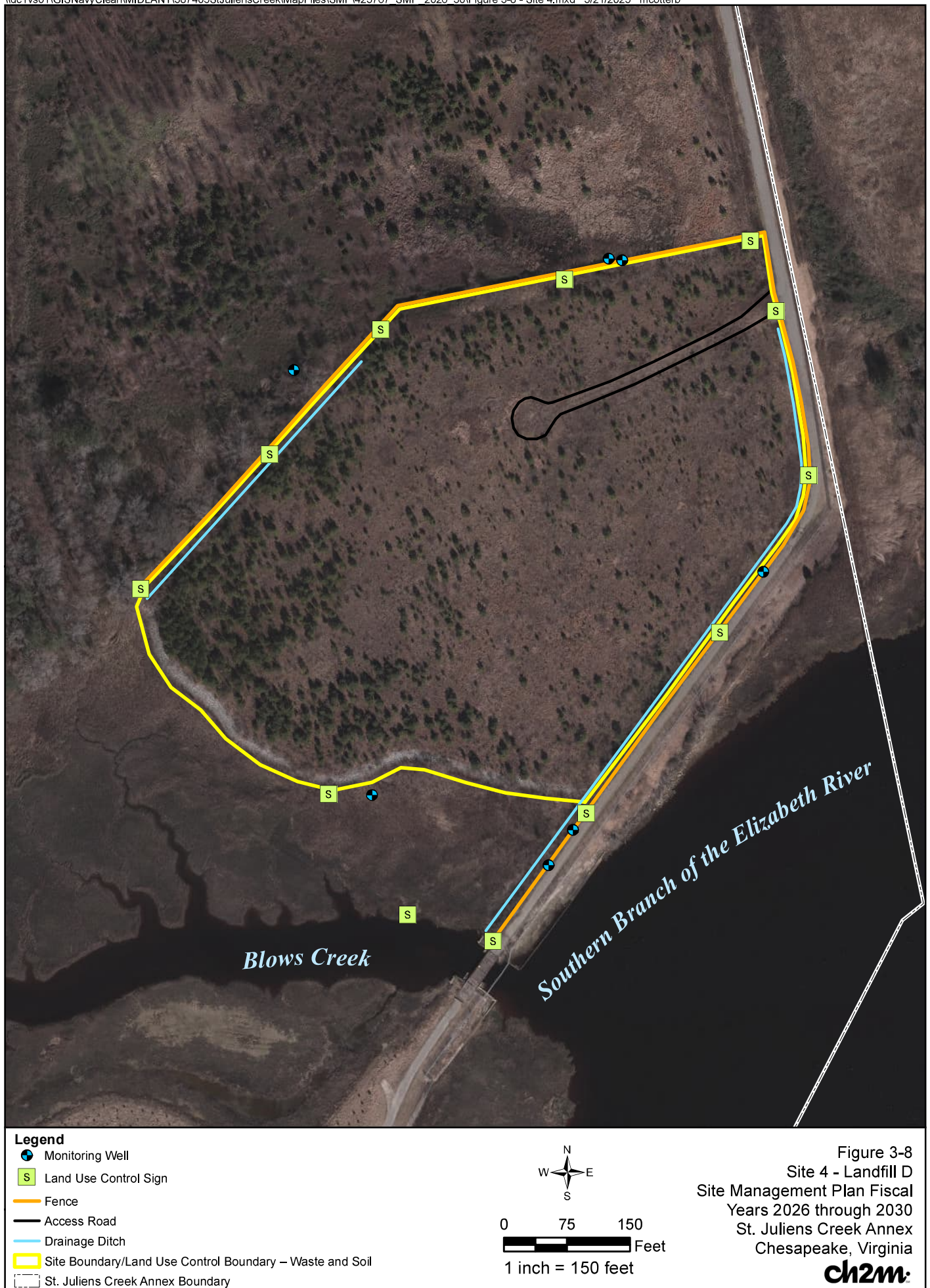
Legend

- Monitoring Well
- Piezometers
- ERD Injection Well
- Land Use Control Sign
- Former Drainage
- Former Wetlands
- Land Use Control Boundary - Groundwater (Potable Use)
- Land Use Control Boundary - Groundwater (Inhalation)
- Land Use Control Boundary - Waste and Soil
- Historical Inlet Disposal Area Land Use Control Boundary
- Historical Parking Lot Disposal Area Land Use Control Boundary
- Demolished Building
- Existing Building
- Site Boundary
- St. Juliens Creek Annex Boundary

Figure 3-7
Site 2 - Waste Disposal Area B
Site Management Plan Fiscal
Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia

0 20 40 80
Feet
1 inch = 80 feet

ch2m





- Legend**
- Monitoring Well
 - Road
 - Removal Action Area
 - Site Boundary
 - Base Boundary
 - Existing Building
 - Site 5 Waste/Burnt Soil Area

- Demolished Building
- Wetland

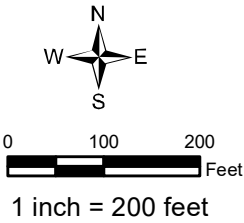


Figure 3-9
Site 5 - Burning Grounds
Site Management Plan Fiscal
Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia



- Legend**
- Monitoring Well
 - Road
 - Site Boundary
 - Base Boundary
 - Existing Building

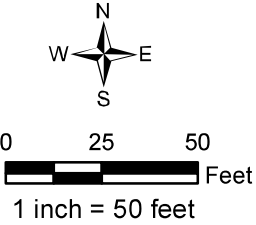


Figure 3-10
Site 15 - Fire Training Area
Site Management Plan Fiscal
Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia



- Legend**

 - Subslab Vapor Probe
 - Monitoring Well
 - EVO Injection Location (Round 3)
 - EVO Injection Location (Round 2)
 - EVO Infection Location (Round 1)
 - ZVI Injection Location (Round 1)
 - Land Use Control Sign
- Land Use Control Boundary - Groundwater (Potable Use)
 - Land Use Control Boundary - Groundwater (Inhalation)
 - Demolished Building
 - Existing Building
 - Site Boundary
 - St. Juliens Creek Annex Boundary

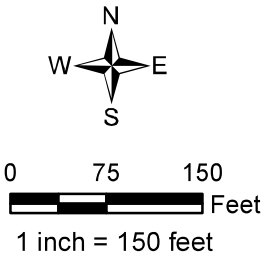


Figure 3-11
Site 21 - Industrial Area
Site Management Plan Fiscal Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia





- Legend**
- Monitoring Well
 - Road
 - Site Boundary
 - Base Boundary
 - Existing Building
 - Wetland

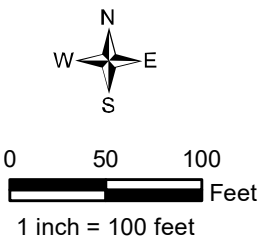


Figure 3-12
Site 22 - Building M5
Site Management Plan Fiscal
Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia



- Legend**
- Monitoring Well
 - Road
 - Site Boundary
 - Base Boundary
 - Existing Building

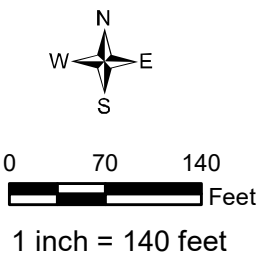


Figure 3-13
Site 23 - Regional Fire Training Academy
Site Management Plan Fiscal
Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia

Navy Land Use Planning

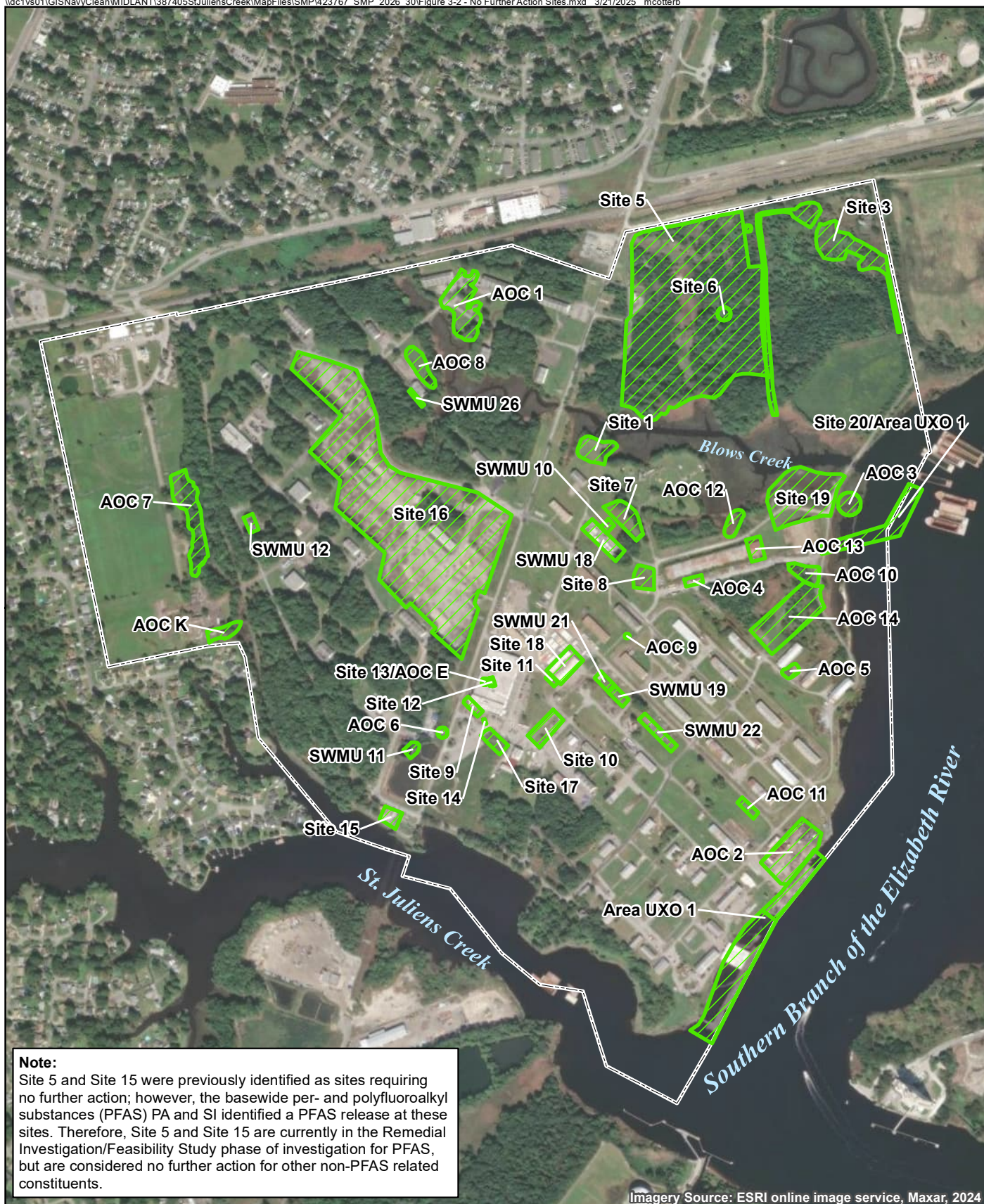
The SJCA ERP has developed a geographic information system (GIS) that identifies areas of past or present environmental concern and environmentally sensitive areas. The Navy maintains these GIS layers in the Navy Installation Restoration Information Solution (NIRIS) and will provide them to facility personnel and/or regulatory agencies on an as needed basis or if requested. The following maps presented at the end of this section depict the GIS layers:

- Location of ERP NFA Sites, SWMUs, and AOCs
- Location of Active ERP Sites
- POL Sites
- ERP Land Use Control Boundaries and Restricted Use Locations
- Encountered Munitions and Explosives of Concern/Material Potentially Presenting an Explosive Hazard/Munitions Debris Locations
- Explosives Safety Submission Requirement Extents
- Delineated, Restored, and Mitigation Wetland Locations

As information changes based on ongoing ERP activities, updates to NIRIS are provided. This information is available to facility personnel for environmental considerations during operational planning and decision-making, and to ensure that LUCs are maintained at sites where they are identified in the ROD as part of the remedy.

In the event DoD activities will influence the areas outlined or highlighted, the NAVFAC Remedial Project Manager should be consulted:

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Legend

- St. Juliens Creek Annex Boundary
- Response Complete - No Further Action Site

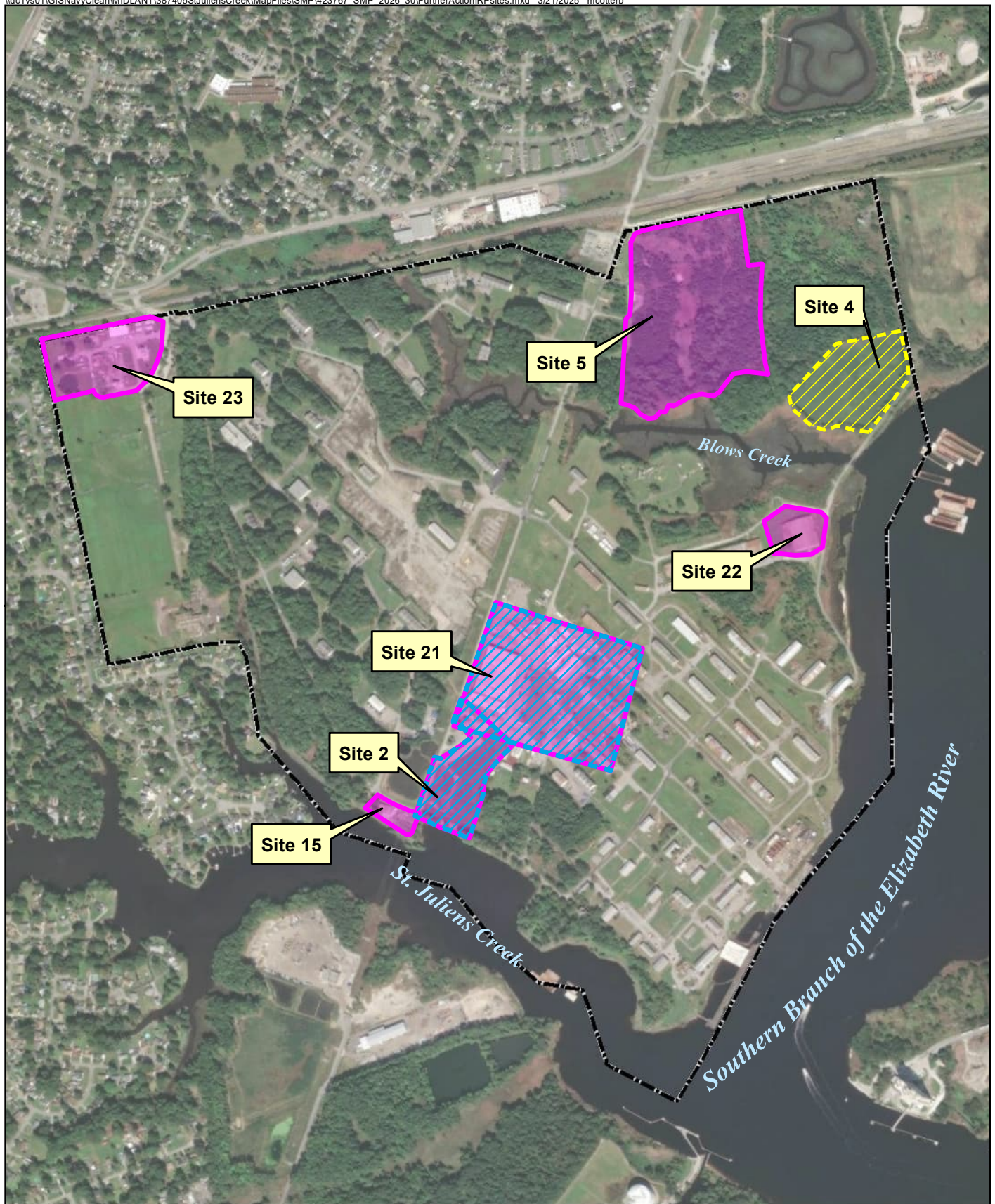


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Feet

1 inch = 900 feet

Location of Environmental Restoration Program No Further Action Sites, Solid Waste Management Units, and Areas of Concern
Site Management Plan Fiscal Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia

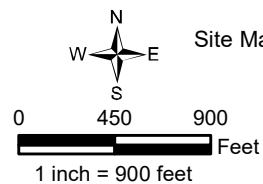
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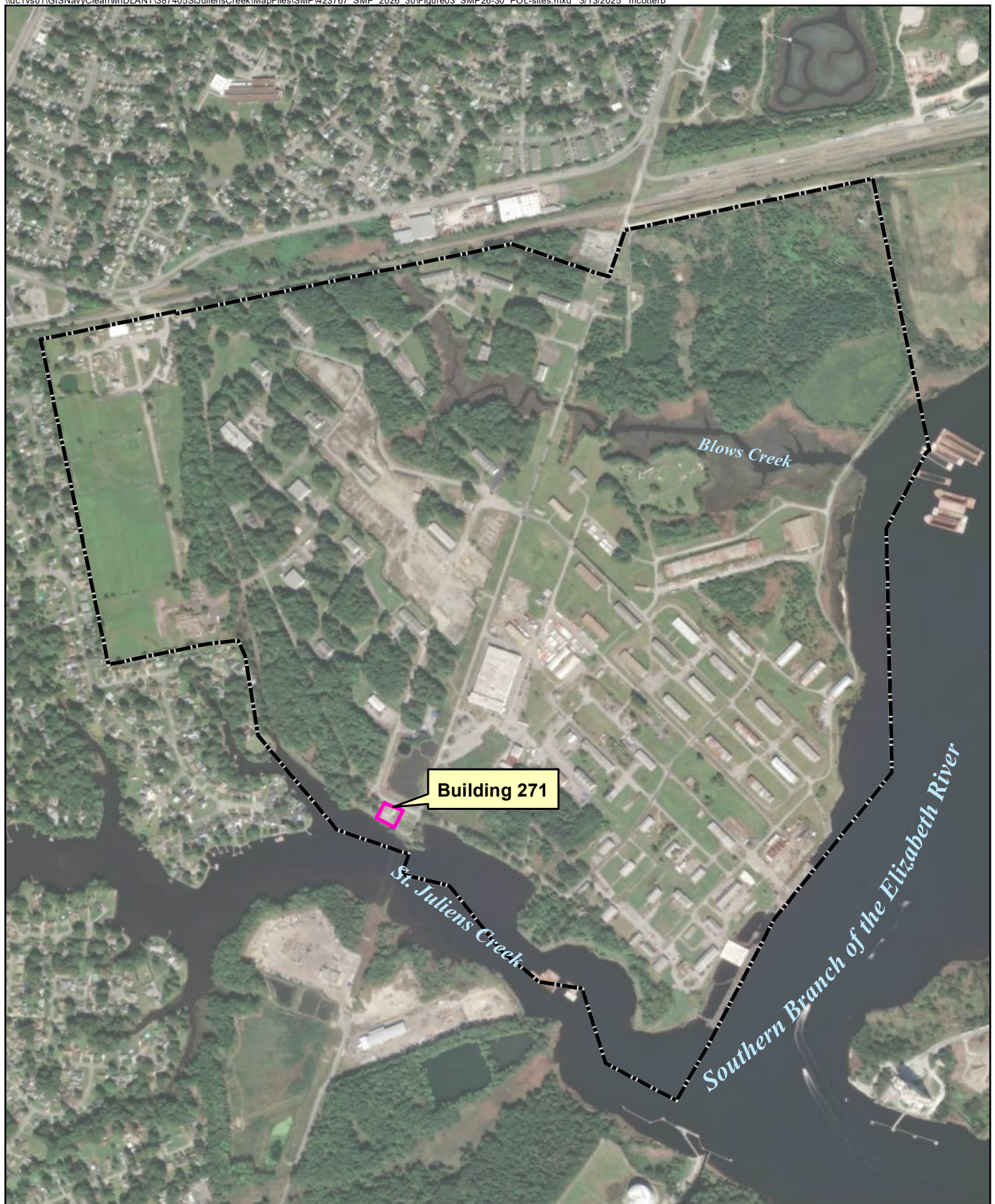
Legend

- St. Juliens Creek Annex Boundary
- Response Complete Site with Land Use Controls
- Remedial Action Site with Land Use Controls
- PFAS Remedial Investigation/Feasibility Study Site



Location of Active Environmental Restoration Program
 Environmental Restoration Program
 Site Management Plan Fiscal Years 2026 through 2030
 St. Juliens Creek Annex
 Chesapeake, Virginia

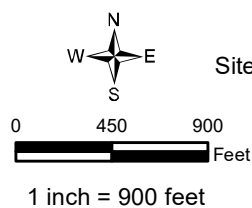


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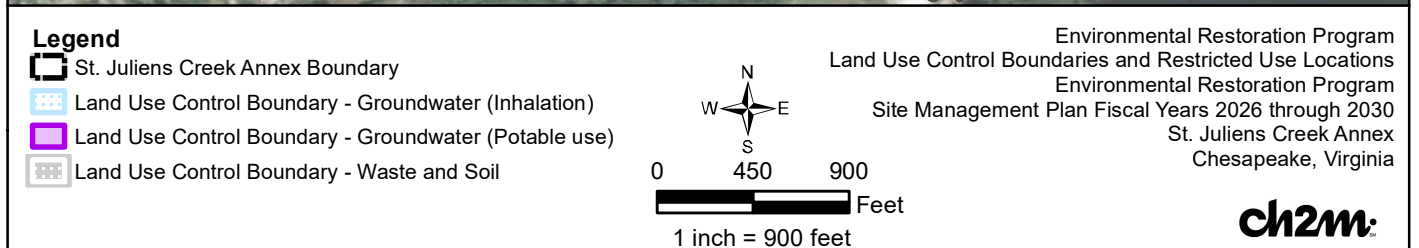
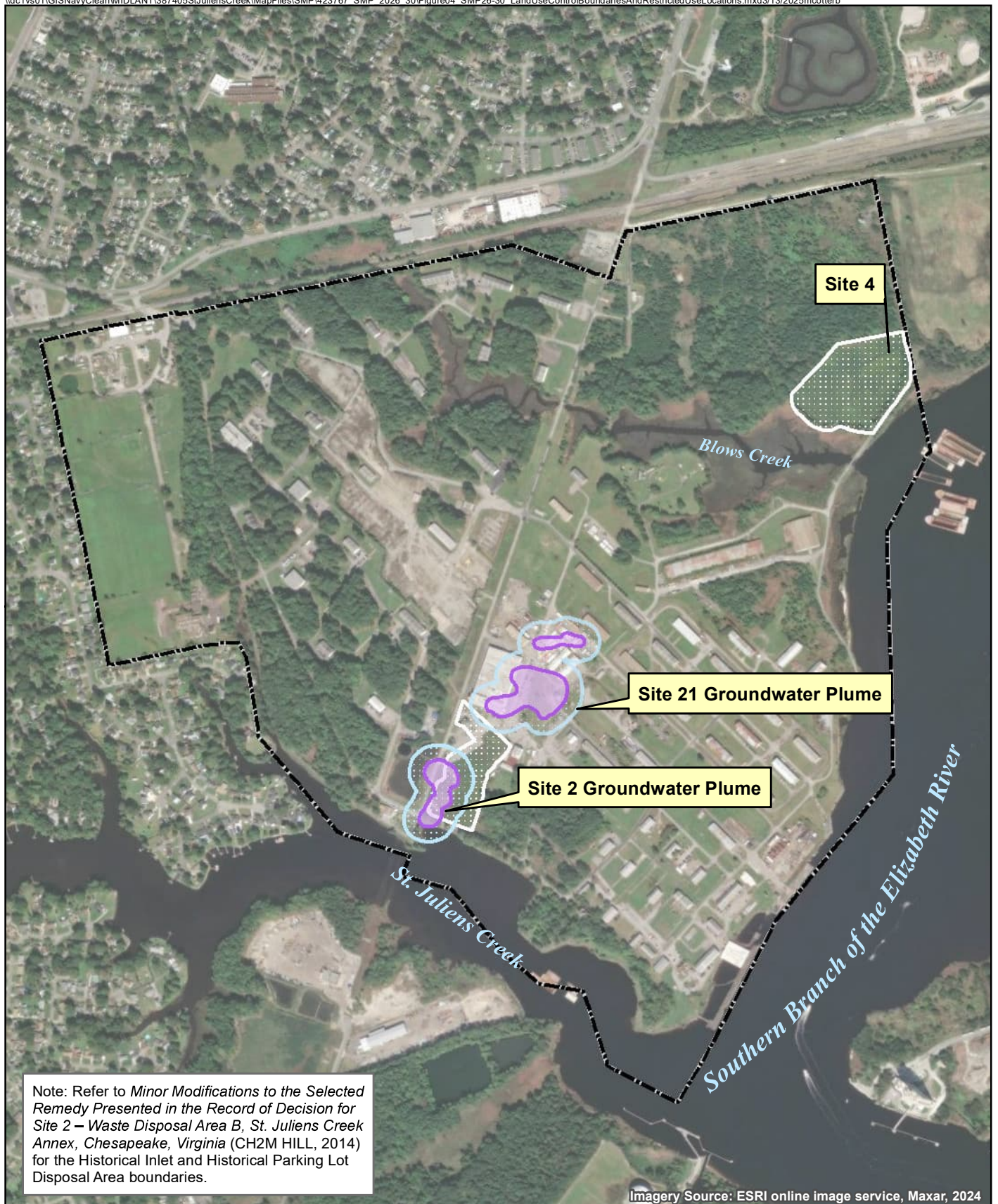


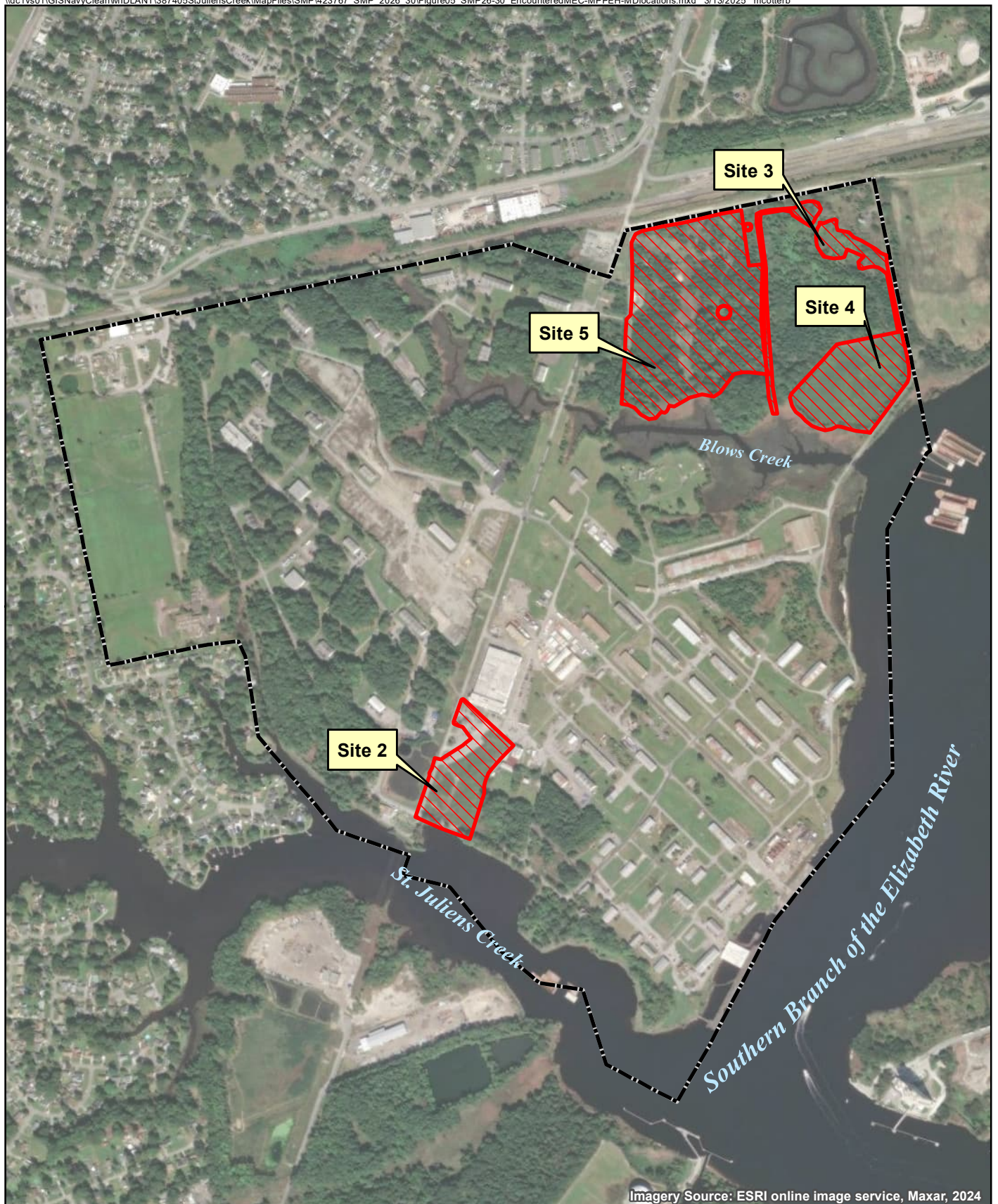
Legend

-  St. Juliens Creek Annex Boundary
-  Petroleum, Oil, and Lubricants Site



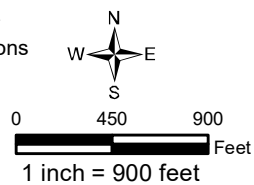
Petroleum, Oil, and Lubricants Sites
Environmental Restoration Program
Site Management Plan Fiscal Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia





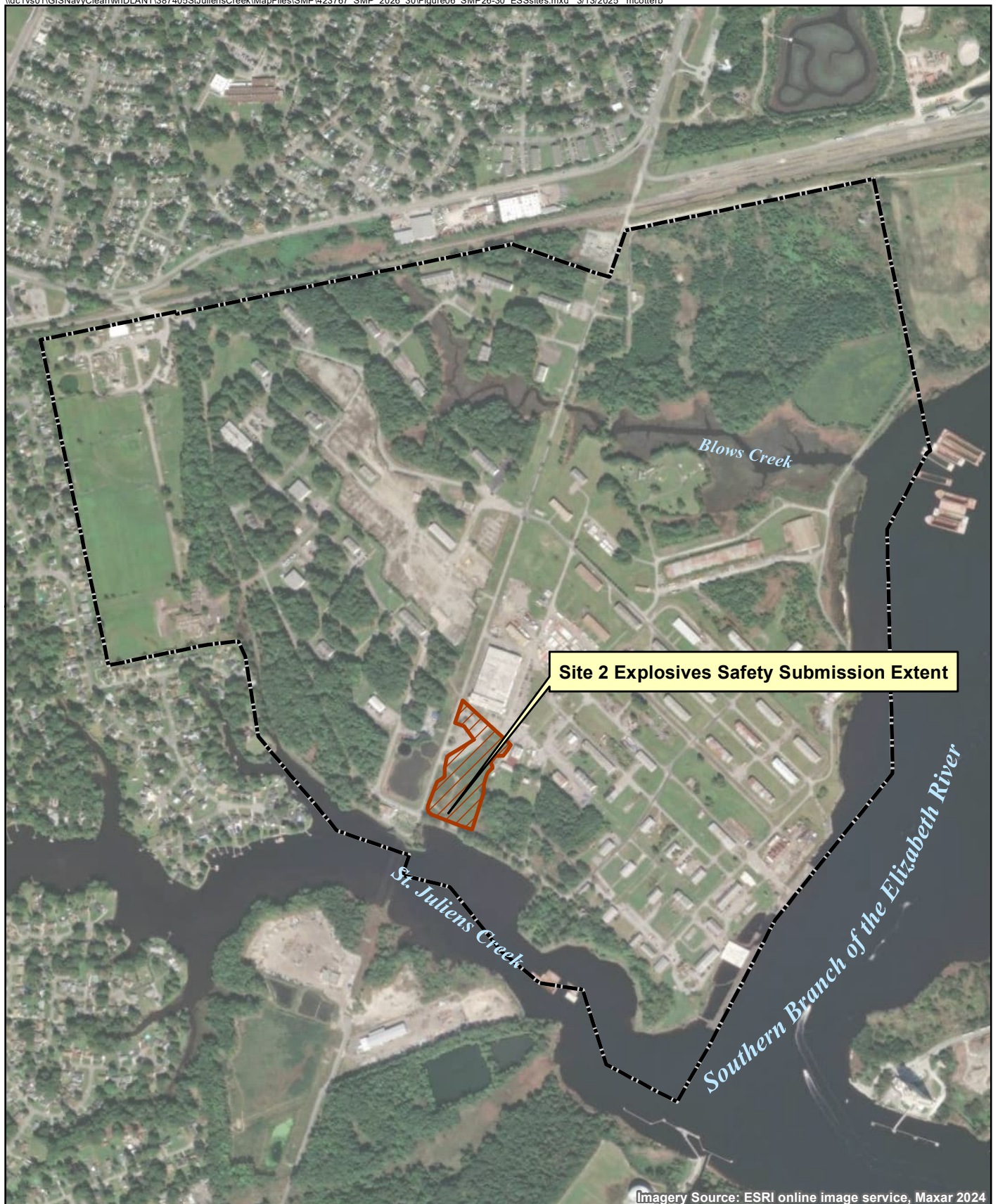
Legend

- St. Juliens Creek Annex Boundary
- Munitions and Explosives of Concern/Material Potentially Presenting an Explosive Hazard/Munitions Debris Locations





Encountered Munitions and Explosives of Concern/Material Potentially Presenting an Explosive Hazard/Munitions Debris Locations
Environmental Restoration Program
Site Management Plan Fiscal Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia

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Imagery Source: ESRI online image service, Maxar 2024

Legend

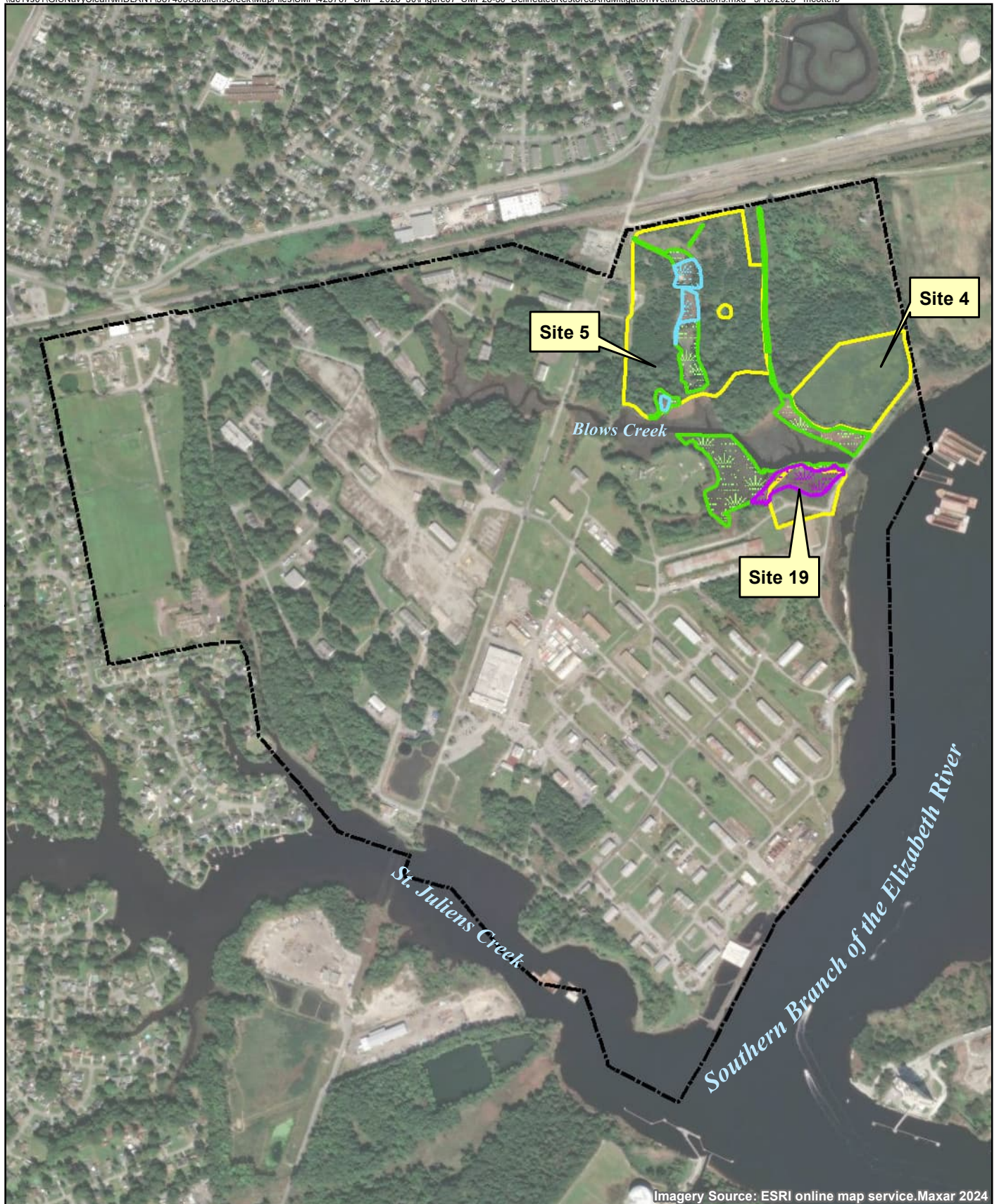
-  St. Juliens Creek Annex Boundary
-  Explosives Safety Submission Requirement Extents

Explosives Safety Submission Requirement Extents
Environmental Restoration Program
Site Management Plan Fiscal Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia








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Feet
1 inch = 900 feet

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Imagery Source: ESRI online map service, Maxar 2024

Legend

-  St. Juliens Creek Annex Boundary
-  Site Boundary
-  Delineated Wetlands
-  Mitigation Wetlands
-  Restored Wetlands



Delineated, Restored, and Mitigation Wetland Locations
Environmental Restoration Program
Site Management Plan Fiscal Years 2026 through 2030
St. Juliens Creek Annex
Chesapeake, Virginia

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Feet
1 inch = 900 feet

Wetlands associated with Sites 4, 5, and 19 extend beyond the wetland areas that were delineated.

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