

**LAND USE CONTROL IMPLEMENTATION PLAN
GENERAL SERVICES ADMINISTRATION RECLAMATION YARD
SOLID WASTE MANAGEMENT UNIT 010
KENNEDY SPACE CENTER, FLORIDA**

Prepared for:



**Environmental Assurance Branch
National Aeronautics and Space Administration
Kennedy Space Center, Florida 32899**

**A-E Contract 80KSC019D0010
Task Order 80KSC019F0078**

**April 2026
Revision 0**

**Prepared by:
AECOM Technical Services, Inc.
150 North Orange Avenue, Suite 200
Orlando, Florida 32801
407-843-6552**

This document was prepared in accordance with the NASA Kennedy Space Center (KSC) Corrective Action Management Plan under KSC's Resource Conservation and Recovery Permit (Permit No. 0026028-010-HO).

A handwritten signature in blue ink, appearing to read "Chadwick Lee".

Chadwick Lee, P.G.
Project Manager

04/06/2026

Date



LAND USE CONTROL IMPLEMENTATION PLAN
NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
KENNEDY SPACE CENTER
BREVARD COUNTY, FLORIDA



FACILITY: General Services Administration Reclamation Yard
Solid Waste Management Unit #010

CONTAMINANTS: VOCs in Groundwater and PCBs in Soil

CONTROL: Prevent Groundwater Use, Prohibit Residential Use, and Restrict
Industrial Use Access to Soil

**PURPOSE OF LAND USE CONTROL
IMPLEMENTATION PLAN**

This Land Use Control Implementation Plan (LUCIP) has been prepared to inform current and potential future users of the Kennedy Space Center (KSC) General Services Administration Reclamation Yard (GSRY) ("the Site") of institutional controls that have been implemented at the Site.¹ Although there are no current unacceptable risks to human health or the environment associated with the GSRY, institutional land use controls (LUCs) are necessary to: (i) prevent groundwater use at the site, (ii) prohibit residential use of the site, and (iii) restrict industrial use access to surface soils affected by polychlorinated biphenyls (PCBs). Controls will include periodic inspection, condition certification, and agency notification. NASA intends to remediate the area of soil with PCBs above the Florida Department of Environmental Protection (FDEP) industrial Soil Cleanup Target Level (SCTL) in the 2027-2030 timeframe. An interim control of fencing around that area will remain in place until that action is completed.

**WHY LAND USE CONTROLS ARE
NEEDED**

Concentrations of volatile organic compounds (VOCs), including chlorobenzenes, were identified in groundwater at concentrations at the Site that exceeded applicable FDEP Groundwater Cleanup Target Levels (GCTLs). Concentrations of PCBs were identified in shallow soils at concentrations at the Site that exceeded FDEP SCTLs.

SITE DESCRIPTION

The GSRY is a National Aeronautics and Space Administration (NASA) operated facility that was constructed in the late 1960s to facilitate the recycling of a variety of equipment and chemicals used by KSC. The facility is currently operated as the Reutilization, Recycling, and Marketing Facility by KSC's Base Operations Contractor. The facility includes a former hazardous materials building and several storage warehouses and sheds that comprise an area of approximately 7 acres. Past and current operations at the GSRY include the storage of office equipment, air conditioners, transformers, batteries, lawn mowers, paints, solvents, pesticides, oils, and adhesives. Solvents are no longer stored on-site.

¹ This LUCIP summarizes institutional controls regarding the GSRY. For detailed information on the Site, consult the GSRY administrative file, which is available for review by contacting the KSC Environmental Assurance Branch at telephone number (321) 867-2441.

SITE LOCATION

The GSRY is located within the KSC on Ransom Road between State Road 3 and Space Commerce Way. The Site is located in Section 7, Township 23, Range 37 East, as shown on the United States Geological Survey 7.5-minute Orsino Quadrangle Map. The Site's location is shown on **Figure 1**.

Coordinates of the groundwater and soil LUCs are provided on **Figure 2** in the State Plane Coordinate System North American Datum 1983, Florida East, meters.

SITE CONTAMINATION AND CONTROL

Groundwater at the GSRY contains VOCs above FDEP GCTLs. PCBs also are present above FDEP's residential SCTLs under pavement, in an unpaved area on the southwest side of the facility and an unpaved area in the northeast. In the southwest unpaved area, PCB concentrations are also above the industrial SCTL. The past, current, and projected future land use of the Site is industrial in nature. LUCs are, therefore, required to prevent the use of groundwater at the Site, prohibit residential use and exposure to soil, and restrict industrial use access to soil. Potential for effects on indoor air quality shall be evaluated prior to any construction within the groundwater use control area.

IMPLEMENTATION

Institutional controls will be implemented by the KSC Environmental Assurance Branch in

accordance with their Resource Conservation and Recovery Act permit and a Land Use Control Assurance Plan included in the Memorandum of Agreement (MOA)² between NASA, FDEP, and the United States Environmental Protection Agency (EPA), effective February 23, 2001. Upon approval of this LUCIP, it will be incorporated into the permit by reference. Property transfer (if conducted in the future) will be conducted in accordance with Section X of the MOA.

KSC's Environmental Assurance Branch will provide KSC's Master Planning Office with survey coordinates of the SWMU 010 LUC areas. Restrictions will specify limitations on development and reuse for the area for as long as LUCs are necessary to protect human health and the environment.

MONITORING

Quarterly inspections to monitor that the LUCs specified herein are in place and operating will be conducted by KSC's Environmental Assurance Branch. The inspections will verify that no groundwater use or exposure is occurring, and no residential or industrial exposure to soils is occurring.

REPORTING

KSC's Environmental Assurance Branch will submit annual reports to FDEP certifying retention of the LUCs.

² By separate MOA effective February 23, 2001, with the FDEP, EPA, and KSC, on behalf of NASA, agreed to implement Center-wide, certain periodic site inspections, condition certification, and agency notification procedures designed to ensure the maintenance by Center personnel of any site-specific LUCs deemed necessary for future protection of human health and the environment. A fundamental premise underlying execution of that agreement was that through the Center's substantial good faith compliance with the procedures called for herein, reasonable assurances would be provided to the FDEP as to the permanency of those remedies which included the use of specific LUCs.

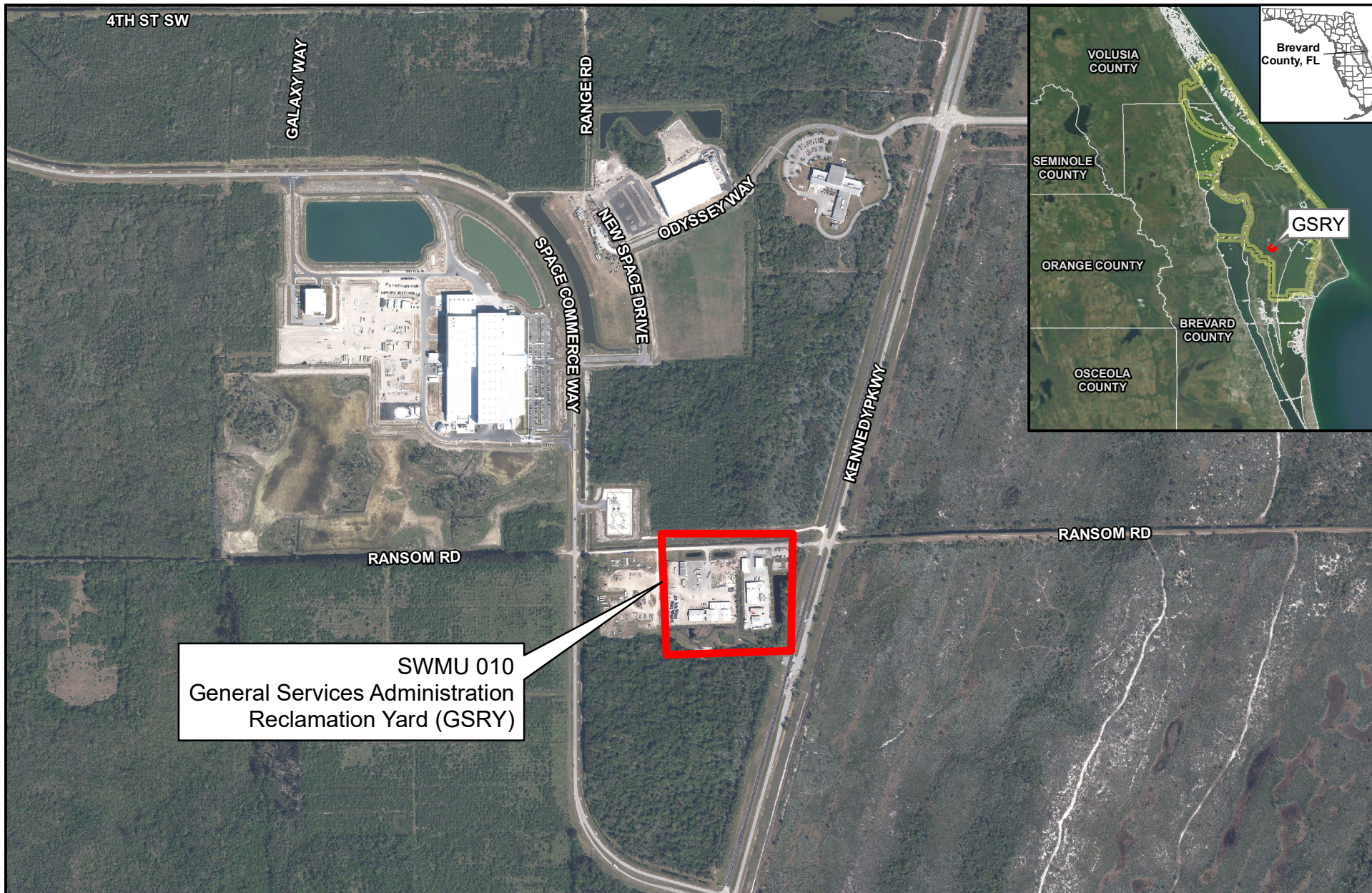
Although the terms and conditions of the MOA are not specifically incorporated or made enforceable herein by reference, it is understood and agreed by NASA KSC and FDEP that the contemplated permanence of the remedy reflected herein shall be dependent upon the Center's substantial good faith compliance with the specific LUC maintenance commitments reflected herein. Should such compliance not occur or should the MOA be terminated, it is understood that the protectiveness of the remedy concurred in may be reconsidered and that additional measures may need to be taken to adequately ensure necessary future protection of human health and the environment.

ENFORCEMENT

KSC's Environmental Assurance Branch will be responsible for stopping any activities that are not compliant with this LUCIP.

MAINTENANCE

The LUCIP shall remain in place until a land use change is implemented and the concerns managed by the LUCIP are mitigated; or there is a discovery, based upon analytical evidence, that scenarios managed by the LUCIP are no longer a concern. Any change in LUC management must be approved by modification of NASA's operating permit.



 Kennedy Space Center Property Boundary

Notes:

1. GSRY = General Services Administration Reclamation Yard
2. SWMU = Solid Waste Management Unit
3. Aerial Source: State of Florida, Date: 2018

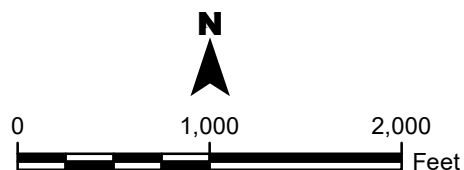


FIGURE 1
Site Location Map

General Services Administration Reclamation Yard (GSRY)
SWMU 010
NASA Kennedy Space Center, Florida

