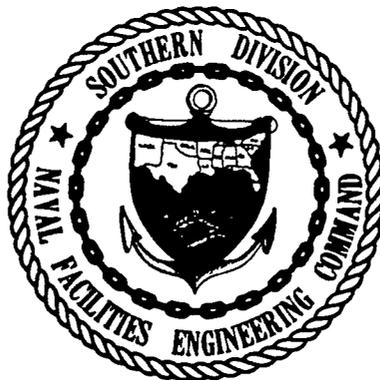


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ENVIRONMENTAL BASELINE SURVEY DEWEY PARK SITE NAS JACKSONVILLE FL
5/1/1994
NAS JACKSONVILLE

***ENVIRONMENTAL
BASELINE SURVEY***



**DEWEY PARK SITE
NAVAL AIR STATION
JACKSONVILLE, FLORIDA
MAY 1994**

FINDING OF SUITABILITY TO TRANSFER
FOR GRANT OF EASEMENT
TO CITY OF JACKSONVILLE
NAS JACKSONVILLE, FLORIDA

I have reviewed the Environmental Baseline Survey, Dewey Park, Naval Air Station, Jacksonville, Florida for the portion of the property described in Appendix B attached thereto and generally identified as Dewey Park which has been proposed for transfer to the City of Jacksonville for an easement. The subject property had been used for residential use and its proposed use as a road and parking area for the proposed WESTSIDE REGIONAL PARK will be compatible.

An Environmental Baseline Survey was performed in May 1994 by associates from Southern Division Naval Facilities Engineering Command. Additionally, an ENVIRONMENTAL ASSESSMENT OF THE PROPOSED WESTSIDE REGIONAL PARK ON LEASED U.S. NAVY PROPERTY was performed by Reynolds Smith and Hills, dated February 1993 (updated version issued April 1994). These surveys identified areas where demolition debris containing Category I and II non-friable asbestos-containing materials were located in relation to the City of Jacksonville's request for an easement.

A visual inspection of the property and adjacent property reveals no stressed vegetation or other evidence of release of hazardous substances. It can be presumed that some hazardous materials and petroleum products had been stored on the property when Dewey Park Housing existed in the form of cleaning supplies, interior and exterior painting, heating oil and vehicle lubricants. These products would have usually been purchased and stored in no greater quantity or strength than for any normal household use. Dewey Park Housing was demolished in 1964. Adjacent property, which was observed to be commercial, included a gas station abandoned in the 1960s. There was no evidence of tank removal or closeout. OVA testing down to groundwater performed by NAS Jacksonville on the proposed easement property in the line of direction of groundwater flow does not indicate any migration of hazardous substances onto Dewey Park. No observations or indications of migration from surrounding properties were discovered.

I hereby find that the proposed easement area described in the Environmental Baseline Survey is suitable for transfer to the City of Jacksonville for the express purposes and uses proposed by the city and agreed to by Naval Air Station, Jacksonville, and pursuant to the terms and conditions expressed in the easement. The Environmental Baseline Survey which was compiled after diligent inquiry supports this Finding of Suitability to Transfer for Grant

of Easement. It will be attached to and made part of the easement to the City of Jacksonville and is required to be included as part of any sub-lease the City enters into with any other party.

In accordance with Section 120(h)(3) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (as amended by the Superfund Amendments and Reauthorization Act of 1986 and the Community Environmental Response Facilitation Act of 1992), the State of Florida and the Environmental Protection Agency will be advised of the proposed transfer and provided with a copy of the Environmental Baseline Survey.



R.S. TYLER, CAPT CEC USN
Acting Commanding Officer
Southern Division
Naval Facilities Engineering Command

27 MAY 1994

EXECUTIVE SUMMARY

This Environmental Baseline Survey (EBS) documents the physical condition and recognized environmental conditions of real property at Dewey Park, Naval Air Station, Jacksonville, Florida resulting from storage, use and disposal of hazardous substances and petroleum products and their derivatives over the installation's history, and establishes a baseline for use by the Navy in making decisions concerning real property transactions. The preparation of an EBS is required by Department of Defense (DOD) policy for all leases, easements, transfers, sales and other dispositions of real property. Although primarily a management tool, this EBS will also be used by the Navy in meeting its obligations under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 United States Code Section 9820(h)(1), as amended by the Community Environmental Response Facilitation Act (CERFA) (Public Law 102-426) and applied per DON policy memorandum for NON-BRAC REAL ESTATE ACTION dated December 22 1993.

This report is based on information obtained through a records search, interviews and visual inspections conducted between 28 April and 13 May 1994 using a checklist based on the ASTM standard E 1527-93. The records search included a review of all reasonably available Navy records and those of other agencies, including existing environmental testing, restoration and compliance reports, assessments, surveys and recorded chain of title documents for the property. Current employees of NAS Jacksonville were interviewed and property and facilities of the Dewey Park property were visually inspected. The EBS also identifies property immediately adjacent to and relatively near to the Dewey Park property that could pose environmental concern and/or affect the property.

This EBS separates the Dewey Park property into a "proposed easement" parcel and a "proposed lease" parcel. Based on an analysis of available data, the environmental condition of the "proposed easement" parcel was classified as "light green" (section 1.2), which means it is eligible for lease or easement. This classification reflects the finding that while hazardous substances and petroleum products were likely stored and incidentally disposed of commensurate with household use and demolition of housing many years ago, the site history, reconnaissance and recent testing do not indicate concentrations requiring removal or remedial action. The "proposed lease" parcel was classified as "light green", "red" and "gray" which means that it is not eligible for lease or other transfer at this time.

**ENVIRONMENTAL BASELINE SURVEY
DEWEY PARK SITE, NAS JACKSONVILLE FL**

The environmentally significant issues identified during the EBS are:

- o One demolition debris pile gray soil sample from the proposed lease parcel contains 2% asbestos and is planned for removal.

- o A small previously unidentified pile of asphalt shingles is located on the proposed easement in the vicinity the planned road and open play area.

- o A service station abandoned about 30 years ago is adjacent to the proposed easement parcel on private property.

- o A large previously unidentified demolition debris area containing mostly roofing materials is located at the wetland edge NE of Norman street. Other debris piles or areas of concern may exist along the western and southern perimeters of the proposed lease parcel.

- o An abandoned water well to the Florida aquifer and water plant with three underground storage tanks is on the proposed lease parcel. Phase II testing is recommended.

**ENVIRONMENTAL BASELINE SURVEY
DEWEY PARK SITE, NAS JACKSONVILLE FL**

TABLE OF CONTENTS

EXECUTIVE SUMMARY

TABLE OF CONTENTS i

SECTIONS

1.0	PURPOSE OF THE BASE-WIDE ENVIRONMENTAL BASELINE SURVEY	
1.1	INTRODUCTION	1-1
1.2	CONTENT RATIONALE	1-2
1.3	UPDATES AND DATA GAPS	1-3
2.0	SURVEY METHODOLOGY	2-1
3.0	FINDINGS FOR ON-BASE PROPERTIES	
3.1	PARCEL IDENTIFICATION	3-1
3.2	TITLE REVIEW	3-1
3.3	PAST AND CURRENT USES	3-1
3.4	HISTORICAL RECORD REVIEW	3-2
3.5	HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS	3-4
3.6	CERCLA-RELATED CONTAMINATION	3-3
3.7	STORAGE TANK	3-3
3.8	OIL-WATER SEPARATORS	3-3
3.9	ASBESTOS	3-5
3.10	PESTICIDES	3-5
3.11	POLYCHLORINATED BIPHENYLS (PCBs)	3-5
3.12	RADON	3-6
3.13	MEDICAL/BIOHAZARDOUS WASTE	3-6
3.14	ORDNANCE	3-6
3.15	LEAD	3-6
3.16	WATER/WASTEWATER	3-6
3.17	RADIOACTIVE AND MIXED WASTES	3-6
4.0	FINDINGS FOR ADJACENT PROPERTIES	
4.1	LAND USES	4-1
5.0	CONCLUSIONS	5-1
6.0	CERTIFICATION OF EBS	6-1

**ENVIRONMENTAL BASELINE SURVEY
DEWEY PARK SITE, NAS JACKSONVILLE FL**

TABLE OF CONTENTS (CONT.)

APPENDICES

A	ENVIRONMENTAL CATEGORY MAP AND LEGAL DESCRIPTIONS OF THE PROPERTY	A-1
B	MAP AND DESCRIPTION OF EASEMENT AREA	B-1
C	PHOTOGRAPHS OF THE PROPERTY	C-1
D	SITE SURVEY FORM	D-1
E	RESULTS OF OVA SAMPLING	E-1

ENVIRONMENTAL BASELINE SURVEY DEWEY PARK SITE, NAS JACKSONVILLE FL

1.0 PURPOSE OF THE ENVIRONMENTAL BASELINE SURVEY

1.1 INTRODUCTION - This Environmental Baseline Survey (EBS) documents the physical condition of Navy property at the Dewey Park Site, NAS Jacksonville, Florida, resulting from the storage, use, and disposal of hazardous substances and petroleum products over the installation's history. The EBS compiles into a single document all available information to establish a baseline for use by the Navy in making decisions concerning real property transactions.

Although primarily a management tool, the EBS also assists the Navy in meeting its obligations under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as amended by the Community Environmental Response Facilitation Act (CERFA). An EBS is required by Department of Defense (DOD) policy before any property can be sold, leased or transferred.

The EBS helps the Navy to:

- ✓ Develop sufficient information to assess the health and safety risks on the property surveyed, and determine what actions are necessary to protect human health and the environment prior to a real property transaction.
- ✓ Support decisions for developing a Finding of Suitability to Lease/Finding of Suitability to Transfer and aid in determining lease or deed restrictions.
- ✓ Document and obtain regulator concurrence on uncontaminated property as required and defined under CERCLA Section 120(h)(4).
- ✓ Support notice, when required under Section 120(h)(1) of CERCLA, of the type, quantity, and time frame of any storage, release, or disposal of hazardous substances or petroleum products on the property.
- ✓ Identify data gaps concerning environmental contamination.
- ✓ Define potential environmental liabilities associated with real property transactions.

**ENVIRONMENTAL BASELINE SURVEY
DEWEY PARK SITE, NAS JACKSONVILLE FL**

- ✓ Aid in determining possible effects on property valuation from any contamination/concerns identified.

1.2 CONTENT OF ENVIRONMENTAL BASELINE SURVEY REPORT -

Information for the EBS is obtained through a records search, visual inspections, and interviews. The records search includes a title search, review of aerial photographs, and review of all available Navy and other agency records to including environmental restoration and compliance reports, records, audits, and inspections. Visual inspections of the property and facilities are conducted. The EBS also includes an assessment of environmental conditions on non-DOD properties immediately adjacent to or relatively near the installation that could pose environmental concern and/or affect the subject property. The EBS includes visual on-site inspections will also be conducted on adjacent properties where access can be obtained from the owners, operators or residents. Interviews will be conducted with current and former employees.

Based on an analysis of the available data, the property can be categorized into seven categories.

1. **WHITE** - Areas where no storage, release, or disposal of hazardous substances or petroleum products occurred (including no migration of these substances from adjacent areas).
2. **BLUE** - Areas where only storage of hazardous substances or petroleum products has occurred but there is no evidence of release, disposal, or migration from adjacent areas.
3. **LIGHT GREEN** - Areas where storage, release, disposal, and/or migration of hazardous substances or petroleum products has occurred, but at concentrations that do not require a removal or remedial action.
4. **DARK GREEN** - Areas where storage, release, disposal, and/or migration of hazardous substances or petroleum products has occurred, and all remedial actions necessary to protect human health and the environment have been taken.
5. **YELLOW** - Areas where storage, release, disposal, and/or migration

**ENVIRONMENTAL BASELINE SURVEY
DEWEY PARK SITE, NAS JACKSONVILLE FL**

of hazardous substances or petroleum products has occurred, removal and/or remedial actions are underway but all required remedial actions have not yet taken place (i.e., property awaiting further characterization or remedial action before it can be classified into one of the first four categories.

6. RED - Areas where storage, release, disposal, and/or migration of hazardous substances or petroleum products has occurred, but required actions have not yet been implemented.

7. GRAY - Areas that are unevaluated or require additional evaluation.

Property in categories (1) through (4) are eligible for deed transfer. Properties in categories (5) through (7) will not be considered for transfer until the necessary actions have been taken and the property has been reclassified into one of the first four categories.

1.3. UPDATES AND DATA GAPS - The EBS compiles available information on the site's environmental condition into a single document. Where data gaps exist in the available information, the EBS will identify those data gaps. Sampling and analysis field efforts may then be necessary to fill them. The Navy will take every available action to fill the data gaps at the time they are identified so that the EBS will be as complete and accurate as possible. Where data gaps cannot be filled immediately, the Navy has several ongoing programs that can be utilized to identify and characterize environmental contamination and the presence of hazardous substances that may provide the best vehicle for filling data gaps. In all cases, actions to fill data gaps will be accelerated where possible to support the disposal schedule. As efforts to characterize or remediate property are completed, the EBS will be updated periodically to reflect the latest information.

**ENVIRONMENTAL BASELINE SURVEY
DEWEY PARK SITE, NAS JACKSONVILLE FL**

2.0 SURVEY METHODOLOGY

This EBS employs a variety of methods to obtain the necessary information to document the environmental condition of the property. This will include a comprehensive search of base records and applicable federal, state, and local records as well as a visual walk-through site inspection. Therefore, at a minimum, the following actions will be taken:

1. Review of all existing or completed base surveys or inspection reports regarding asbestos, polychlorinated biphenyls (PCBs), lead (including lead-based paint), radon, underground storage tanks and piping systems, solid waste management units, air pollution inventories, Environmental Compliance Evaluation Program (ECE) reports, environmental engineering work place surveys, bioenvironmental engineering and annual industrial hygiene surveys. surveys.
2. Review of all Installation Restoration Program (IRP) studies or other documentation produced in accordance with procedures being carried out at the installation under CERCLA or the Solid Waste Disposal Act.
3. Review of any applicable federal, state, or local regulatory agency reports, notices of violation or noncompliance, corrective action agreements, compliance orders, Resource Conservation and Recovery Act (RCRA) Facility Assessments, or similar records.
4. Review of current and/or discontinued permits pertaining to an environmentally regulated activity e.g., air quality permits, National Pollution Discharge Elimination System (NPDES) permits, RCRA Part B Permits, etc.
5. Review of all recorded chain of title, deed, other real property records, utility systems, or other available documents to ascertain prior uses of the real property which may have involved hazardous substances, otherwise contaminated the property, or created environmental or safety risks.
6. Performance of visual and physical walk-through inspections of the real property and of immediately adjacent properties to include any buildings, structures, equipment, pipe, pipelines, or other improvements. The walk-through is to determine or confirm the presence of environmentally

**ENVIRONMENTAL BASELINE SURVEY
DEWEY PARK SITE, NAS JACKSONVILLE FL**

hazardous conditions or concerns (unusual odors, stained soils, stressed vegetation, leachate seeps, or other indications of potential contamination. Also, the walk-through will assess any risk conditions from a safety standpoint. Any such indications of concern discovered should be followed up and resolved within the scope of the effort involved. Complete and thorough walk-through visual inspections will encompass every part of the installation during a base-wide EBS effort.

7. Review of reasonably obtainable records of state and local governmental agencies that reflect the prior uses of both installation and adjacent real property.

8. Identification of all hazardous substances/petroleum products stored for one year or more, released, or disposed on the subject property. List actual or approximate types and quantities, the time or times of storage, any release into the environment or structures, or disposal of hazardous substances/petroleum products, to that extent that such information is reasonably available.

9. Conducting a physical inspection of adjacent property to the extent permitted by the owners/operators. "Adjacent properties" should be defined as properties contiguous to the boundaries or the property being surveyed as well as other nearby properties, normally within a quarter-mile radius. Specifically, the survey should address those properties relatively near the installation that could pose significant environmental concern and/or have a significant impact on the results of the EBS.

10. Review of all reasonably obtainable federal, state, and local government records of each adjacent property to ascertain if there has been a release of any hazardous substance or petroleum product or its derivatives (including aviation fuel and motor oil) which may migrate to the subject real property.

11. Interviewing current and/or former employees involved in operations on the real property.

12. Interviewing, where appropriate, federal, state, and local environmental regulators.

B. Existing data on contaminants in the following media should be considered in the evaluation: air, soil, ground and surface water, soil gas

**ENVIRONMENTAL BASELINE SURVEY
DEWEY PARK SITE, NAS JACKSONVILLE FL**

and vapor, leachate, sludge, and sediment. Common sources of contaminants in these media are: hazardous material/waste, lead (including lead-based paint), solid waste, PCBs, leakage from above and underground storage tanks, asbestos, petroleum spills, wastewater treatment and discharge, pesticides, radon, explosive ordnance disposal waste, biomedical waste,, stationary air sources, radioactive waste, photochemical waste, oil, paints, solvents, and lubricants.

**ENVIRONMENTAL BASELINE SURVEY
DEWEY PARK SITE, NAS JACKSONVILLE FL**

3.0 SUMMARY OF DATA FOR ON-BASE PROPERTIES

3.1 PARCEL IDENTIFICATION:

The Dewey Park site is located west of highway 17 at Naval Air Station Jacksonville. It is accessed from highway 17 at 120th street through the town of Yukon. About half of the property is wetlands and marsh bordering on Ortega creek to the west. A map and legal descriptions of the properties are included as Appendix A.

The proposed lease parcel is made up of the following tracts:

Tract XIII (112 acres) was acquired from the Federal Housing Authority on 19 February 1944. The Federal Housing Authority obtained it through condemnation from the Ortega Company on September 12, 1941. There is an out lease to the Holmes Lumber Co. for 2.38 acres dated September 19, 1990. There is an out-license on .4 acre to the St. John's River Water Management Dist. which expires January 1, 1998.

Tract XV (33.69 acres) was acquired from the Ortega Company on December 29, 1945. There is an out-easement for a sewer outfall line (along the north border) to the City of Jacksonville.

Tract XIV (4.07 acres) was acquired through condemnation from R.G. Crosby on September 20, 1945.

The proposed easement parcel is a 60 foot wide path totaling 8.13 acres which passes through all the above listed tracts and into Tract XXI (365 acres) Tract XXI was leased to the City of Jacksonville August 1, 1979 for 38 years. A map which includes a description of the easement areas is included as Appendix B.

3.2 CHAIN OF TITLE REVIEW:

A complete title review was not completed at this time since government records are available to document uses back to 1917.

3.3 PAST AND CURRENT USES:

There was an Army Camp known as Camp Johnson occupying the area in 1917 and dismantled in 1918. This camp housed and supplied horses,

**ENVIRONMENTAL BASELINE SURVEY
DEWEY PARK SITE, NAS JACKSONVILLE FL**

mules and wagons to the troops. This use would be unlikely to cause any detrimental environmental impact. The land returned to the vegetative state after the camp closed and remained so until 1941 when it was converted to a military housing project called Dewey Park and occupied approximately 45 acres. Based on standard construction practices of that era, the houses may have had fuel oil tanks, may have used lead paint interior and exterior of the homes, and may have used asbestos siding and/or asbestos shingles. This development was deactivated in June 1963 with the houses being moved to NAS Jacksonville or demolished by October 1964. The area has again returned to a vegetative state and has not been used to any large degree since, with the exception of an archery club training area north of 120th street. Demolition debris, some foundations, roads, water lines, sewer lines, fire mains and culverts are still located on the property.

Photographs of the Navy property and adjacent properties are included as Appendix C.

Visual and physical walkthroughs were conducted on 28 April and 9 May 1994. The checklist used, based on ASTM standard E 1517-93, is included in Appendix D.

3.4 HISTORICAL RECORD REVIEW:

RELATED REPORTS

ENVIRONMENTAL ASSESSMENT OF THE PROPOSED WESTSIDE REGIONAL PARK ON LEASED U.S. PROPERTY ACROSS FROM THE NAVAL AIR STATION JACKSONVILLE, FLORIDA. Prepared for City of Jacksonville by REYNOLDS SMITH AND HILLS, INC. February 1993 (final issued April 11, 1994)

SAMPLING EVENT NUMBER 18, POTENTIAL CONTAMINATION SOURCE (PSC) 36, DEWEY PARK. Prepared for SOUTHNAVFACENGCOM by ABB Environmental. June 1993

NAS Jacksonville PSC 36 (DEWEY PARK) NFRAP - RI/FS DECISION REPORT. July 14, 1992

PRELIMINARY PHASE II REAL ESTATE ASSESSMENT FOR THE PROPOSED WESTSIDE REGIONAL PARK. Prepared by G, Warren Leve, Inc. (GWL) for the City of Jacksonville. November 1991

**ENVIRONMENTAL BASELINE SURVEY
DEWEY PARK SITE, NAS JACKSONVILLE FL**

NAS Jacksonville Installation Restoration Program Initial Assessment Study prepared by Fred C. Hart Ass. Inc. for Naval Energy and Environmental Support Activity (NEESA). March 1983

SITE PLANS AND SURVEYS

WESTSIDE REGIONAL PARK, 90 Percent Design Submittal. Prepared by REYNOLDS, SMITH AND HILLS, September 30, 1993

Map of Proposed Easement (for Westside Regional Park) prepared by CHARLES BASSETT & ASSOCIATES. December 15, 1993 amended to April 6, 1994 (included as Appendix B)

Dept. of Navy Real Estate Summary Map, Y&D Dwg. No. 916 694, updated 1-6-94 (included as Appendix A)

ENVIRONMENTAL CONDITION OF PROPERTY MAP (included in appendix A)

CORRESPONDENCE/DOCUMENTATION

NAS Jacksonville letter 5090 Code 184KG of 5 May 1994 concerning accomplishment of OVA sampling (included in Appendix E)

Title search documentation (included in Appendix E)

NAS Jacksonville local Tank Inventory and Management System Data Base, 16 May 1994

NAS Jacksonville Existing Sources of Water Information Summary Data Sheet 10 Aug 1990

NAS Jacksonville Building Schedule (partial), FAX copy received 17 May 1994

3.5 HAZARDOUS SUBSTANCE/PETROLEUM PRODUCT MANAGEMENT PRACTICES:

ENVIRONMENTAL BASELINE SURVEY DEWEY PARK SITE, NAS JACKSONVILLE FL

Hazardous substance/petroleum product management practices are not applicable to the Dewey Park area because the land is no longer used.

Previous assessments performed by GWL and ABB involved fairly extensive testing to determine soil and groundwater contamination in the old Dewey Park housing area with no significant findings.

During the site visit one abandoned 55 gallon drum (see photo) was located on the currently leased portion of the proposed easement parcel (Appendix B). The drum was empty and close examination of attached residue indicates that it once contained asphalt sealer. There was no apparent residue on the soil, no stressed vegetation and no other indication of a release. Recommend the drum be removed along with other debris on the proposed easement by the City of Jacksonville as a condition of easement.

3.6 CERCLA-RELATED CONTAMINATION (INSTALLATION RESTORATION PROGRAM):

NAS Jacksonville is listed on the National Priorities List. Dewey Park was identified in the IR Program as Potential Source of Contamination - PSC 36 Dewey Park (see Section 4.4 of this report for additional background). The latest action under the IR Program for Dewey Park is SAMPLING EVENT REPORT NUMBER 18 submitted by ABB Environmental Services, June 1993. The debris pile which was identified in that report as containing 2% asbestos is planned for removal by NAS Jacksonville.

3.7 STORAGE TANKS:

There are three underground storage tanks located on the proposed lease parcel at the old Water Plant #3 site west of the Dewey Park housing area. According to NAS Jacksonville Public Works personnel and their Tank Inventory and Management System (TIMS) data base, the following information is available.

Tank #G3900 - Installation date unknown, diesel generator fuel, regulated, 600 gallons capacity, tank and piping of bare painted or asphalted steel, leak detection not required, unmaintained/abandoned, planned for removal.

**ENVIRONMENTAL BASELINE SURVEY
DEWEY PARK SITE, NAS JACKSONVILLE FL**

- Tank #3900 - Installed 1984, on site heating fuel, not regulated, 2000 gallon capacity, tank and piping of bare painted or asphalted steel, no leak detection installed, unmaintained/abandoned, planned for removal.

The planned removal for Tanks G3900 and 3900 is being managed by NAS Jacksonville for FY 95 using Pollution Abatement funds.

Review of the NAS Jacksonville Building Schedule indicates that building #3900A is a 200,000 gallon ground level potable water storage tank. It is still in place at the old Water Plant #3 site.

A water well (#5/13) is also located at the Water Plant #3 site and has a total depth of 988 feet, a casing diameter of 12 inches and a casing depth of 400 feet. The well is no longer in use, but according to NAS Jacksonville Public Works personnel it is routinely monitored by the St. John's River Water Management District.

3.8 OIL/WATER SEPARATORS:

There are no oil/water separators on the property.

3.9 ASBESTOS:

Category II and Category I non-friable asbestos was likely used in the former Dewey Park housing area in the form of cementitious asbestos siding and asphalt shingles. The housing area and demolition debris piles were sampled by ABB Environmental Services during Sampling Event #18. All but one of the samples were determined to contain less than 1% asbestos. Gray soil from one debris pile, sampling test pit #10, was confirmed to contain 2% chrysotile asbestos. NAS Jacksonville plans to arrange for removal of the debris pile.

During the SOUTHNAVFAC site visit, a large, primarily roofing debris disposal area was found in the northwest corner of Tract XV (northwest of Norman St.) at the edge of the wetland. This area was never reported in any of the previous Assessments or Surveys and apparently was not known to NAS Jacksonville personnel. A relatively small amount of cementitious asbestos siding was exposed among the mounds of asphalt roofing materials.

**ENVIRONMENTAL BASELINE SURVEY
DEWEY PARK SITE, NAS JACKSONVILLE FL**

Another previously unidentified area of asphalt shingle debris is located on the currently leased portion of the proposed easement near reference point Y (Appendix B). This debris area is not piled above grade and is of concern only because it is near the open play area of the proposed WESTSIDE REGIONAL PARK. It should be removed or paved over by the City of Jacksonville as a condition of easement.

3.10 PESTICIDES:

Soil samples were tested and there were low levels of alpha-chlordane and gamma-chlordane. Additionally, heptachlor was detected at a low level. There is currently no FDER criteria for soils contaminated with low level pesticides.

3.11 POLYCHLORINATED BIPHENYLS (PCBs):

PCB containing residential transformers are expected to have been used in the former housing area of Dewey Park. However, PCBs were not detected in debris pile soil samples analyzed during Sampling Event #18 by ABB Environmental Services. One transformer was reported by ABB to have been hanging from an abandoned pole east of the water plant area. Further investigation revealed that the transformer is not abandoned, but secured and maintained by Jacksonville Electric Authority (JEA).

3.12 RADON:

Not Applicable.

3.13 MEDICAL/BIOHAZARDOUS WASTE:

No evidence of medical or biohazardous waste was observed.

3.14 ORDNANCE:

Since the land was used for housing, it is unlikely that ordnance debris would have been generated or discarded in this area.

3.15 LEAD:

Lead based paint is likely to have used interior and exterior on the former housing in Dewey Park. Surface soil sampling conducted during Sampling

**ENVIRONMENTAL BASELINE SURVEY
DEWEY PARK SITE, NAS JACKSONVILLE FL**

Event #18 by ABB Environmental Services found Pb levels to be in low concentrations and similar in order and magnitude as other background soil Pb content of surficial soils in the Eastern United States. It does not appear that lead is a site contaminant.

3.16 WATER/WASTEWATER:

Abandoned water and sewer lines from the Dewey Park housing area are still in place and no service is currently provided on the property with the exception of portable toilets at the archery range. Any future service will require new installations.

An abandoned water plant and well is on the proposed lease parcel (see section 3.7)

The City of Jacksonville has a sewer outfall easement along the northern edge of Tract XV (see section 4.3)

3.17 RADIOACTIVE AND MIXED WASTE:

Since the land was used for housing, there was no radioactive or mixed wastes generated or stored.

**ENVIRONMENTAL BASELINE SURVEY
DEWEY PARK SITE, NAS JACKSONVILLE FL**

4.0 SUMMARY OF DATA FOR ADJACENT PROPERTIES

Adjacent property to the north of the Dewey Park Site is leased to the City of Jacksonville by NAS Jacksonville and has not been used since Camp Johnston was dismantled in 1918. To the east is the town of Yukon which includes a large lumber yard, an auto battery shop, an auto electric shop, a furniture refinishing shop, a paint and body shop, an upholstery shop, a trailer park, a small sewer treatment plant, a post office, a tavern, a church and an abandoned service station. All of these are within 500 feet of the Dewey Park boundary line. To the south is undeveloped land and wetland owned by a Mr. Sistrunk.

No observations or indications of contaminant migration from surrounding properties were discovered. Additional information on properties which warranted additional investigation is provided below.

4.1 ABANDONED SERVICE STATION

An abandoned Colonial service station was discovered during the site visit and is located on 120th street approximately 130 feet from Dewey Park (see photo, appendix C). Inquiry into the state's UST data base showed no record or registry. There did not appear to be any indication of tank removal or closeout and the station appears to have been abandoned for at least 25 years. It was probably constructed in the mid-1940's. Phase II testing using OVA was performed by NAS Jacksonville on the Dewey Park property in the downstream groundwater direction from the tank site to determine if migrated contamination was present. Results were negative (see NAS JAX letter dated 5 May 1994).

4.2 HOLMES LUMBER COMPANY

The Holmes Lumber Company is a large lumber yard and building supply located at the south end of Yukon on property adjacent to Dewey Park. The Holmes Company holds an out lease of 2.38 acres from Dewey Park Tract XIII which they use for lumber storage. The site visit revealed a concrete containment area properly constructed for handling and storage of petroleum products (see photo). It contained one small tank, about six 55 gallon drums and several smaller containers. This facility appeared to be immediately adjacent to the out leased property

**ENVIRONMENTAL BASELINE SURVEY
DEWEY PARK SITE, NAS JACKSONVILLE FL**

4.3 SEWER PLANT

A small package type sewer plant is located about 100 feet east of Tract XV and appears to serve the Justis Trailer Park and possibly the other businesses of Yukon. The sewer outfall easement (to the city of Jacksonville) which passes through the northern part of Tract XV presumably serves this sewer plant. The plant appeared to be operating properly, but a malfunction could create a health hazard which would temporarily impact the property.

4.4 THE SISTRUNK PROPERTY

The Sistrunk property is adjacent undeveloped land to the south of Dewey Park which also borders highway 17 to the east and Ortega Creek to the west.

The Installation Restoration Program Initial Assessment performed for NEESA in 1983 cited a two acre area of construction or demolition debris which spanned the southern border of Dewey Park. The area was designated as Potential Site Contamination #36 (PSC 36). It was described as containing inert materials and was not recommended for a Confirmation Study. In a later report, PSC 36 NFRAP - RI/FS DECISION REPORT issued July 14, 1992, the designation PSC 36 was reassigned to the old Dewey Park housing area and it was stated that the two acre debris area was reported to be not on Navy property. Review of the Westside Regional Park 90 Percent Design Submittal by Reynolds, Smith and Hills (Sept 30, 1993), Landscape Plan L-1 shows elevations which confirm that the debris pile is at least 50 feet south of Navy property.

Since the groundwater and drainage in this area runs south and west, and the debris area appears to be of inert materials, it is unlikely that Navy property has been affected by any migrating contamination from the Sistrunk property.

**ENVIRONMENTAL BASELINE SURVEY
DEWEY PARK SITE, NAS JACKSONVILLE FL**

5.0 CONCLUSIONS

PROPOSED EASEMENT PARCEL

After review of all reasonably available information, the proposed easement as described in Appendix B is categorized as "light green." This category reflects the finding that while hazardous substances and petroleum products were likely stored and incidentally disposed of commensurate with household use and demolition of housing over thirty years ago, the site history, reconnaissance and phase II testing do not indicate concentrations requiring removal or remediation. This parcel is eligible for transfer/easement with the following recommendations incorporated into the easement document:

1. That the asphalt shingle debris area referred to in Section 3.9 and any other exposed asbestos containing material (ACM) debris area in the vicinity of the future open play/picnic area within the easement be removed or paved over by the City of Jacksonville during construction of the road.
2. That the abandoned drum referred to in Section 3.5 and other miscellaneous debris, i.e. junk cars, appliances and other trash be removed by the City of Jacksonville during construction of the road.
3. That demolition debris piles and foundations in way of the easement be removed at least to grade, and that existing abandoned manholes and open septic tanks in way of the easement be filled at least to grade.

The above conditions are recommended to be written into the easement document because of the nature of the future intended use of the property.

PROPOSED LEASE PARCEL

After review of all reasonably available information, the "proposed lease" parcel described in Section 3.1 and Appendix A is categorized as "light green," "red" and "grey." This combination of categories means that the parcel is not eligible for lease or other transfer. The light green area was categorized by findings as described above for the proposed parcel.

**ENVIRONMENTAL BASELINE SURVEY
DEWEY PARK SITE, NAS JACKSONVILLE FL**

The red area is the debris pile where grey soil in test pit (#10) was analyzed by ABB Environmental to contain 2% asbestos and was recommended by ABB for removal or covering with soil. Since NAS Jacksonville plans to arrange for removal, the area will be categorized as light green when completed.

The grey area represents the Water Plant #3 site and most of the western and southern perimeter of the property because these areas have not been adequately evaluated at this time. Additional Phase I survey and Phase II testing are recommended.

The two petroleum tanks at the water plant are planned for removal by NAS Jacksonville during FY 95 and if testing associated with removal indicates no further remedial action is required, the site will be categorized as light green. The western and southern perimeters are recommended for additional Phase I survey to identify other debris piles and indications of contamination.

**ENVIRONMENTAL BASELINE SURVEY
DEWEY PARK SITE, NAS JACKSONVILLE FL**

6.0 CERTIFICATION OF EBS

This report describes the pertinent information obtained during the EBS assessment. I certify that the property conditions stated in this report are based on a review of available records, visual inspections, and interviews as noted and are true and correct, to the best of my knowledge and belief.


Rodney E. Brotherton 5/27/94
Environmental Engineer
Southern Division
Naval Facilities Engineering Command

IN-EASEMENT, DEED OF 11-29-44
FROM LENA MAY SUTILES
(0.15 AC)

IN-EASEMENT, DEED OF 7-8-42,
FROM AIR BASE MOTOR COURT, INC.
(0.92 AC)

IN-EASEMENT, DEED OF 7-21-42
FROM RUBY BENNETT (0.41 AC)

TRACT XXI
DEED OF 2-5-75
URBAN HOMES INC.
365 AC.

OUT-LEASE
79-RP-00216
CITY OF JACKSONVILLE
8-1-79 38 YRS
365 AC.

TRACT VA
CONDEMNATION, CIVIL 157 J
FILED 4-15-40
22.55 AC (FEE)
(BUDOCKS)

SEWER OUTFALL LINE
OUT-EASEMENT
NF(R) 25210
CITY OF JACKSONVILLE
4.63 AC.
ALSO TRACT I & III C

TRACT XV
DEED OF 12-29-45
FROM THE ORTEGA CO.
33.69 AC. (FEE)

IN PERMIT OF 3-6-62
FLA. STATE ROAD DEPT.
C.01 AC.
N 0°-14' E

OUT ESMT
94-RP-00075
CITY OF JAX, FL

Test P. # 10
2% asbestos

OUT-EASEMENT
93-RP-00208
CITY OF JAX FL
0.96 ACRE

TRACT XIII
LAND TRANSFER OF 2-19-44
FROM FEDERAL HOUSING AUTH.
112.00 AC (FEE)

OUT-LICENSE
91-RP-00151
ST. JOHN'S RIVER WATER
MANGEMENT DIST,
1 JAN 93 4YRS,
0.4 AC

ORTEGA CREEK

CONDEMNATION, CIVIL 164 J
FILED 4-22-40
57.93 AC (FEE)
(BUDOCKS)

VI
7.31 AC HSG
CIVIL 164 J

DEED TO STATE
OF FLORIDA
20.29 AC.

FILED 4-22-40
105.97 AC (FEE)

OUT-LICENSE NF(R) 739
DEPT. OF THE ARMY
3.87 AC

260
260
260
260

TRACT VB
CONDEMNATION, CIVIL 157 J
FILED 4-15-40
56.66 AC (FEE)

TRACT XIV
CONDEMNATION, CIVIL 796 J
FILED 2-5-45
4.07 AC (FEE)

IN-AGREEMENT NOd 2729
ATLANTIC COAST LINE R.R.
ACRES UNKNOWN (SERVICE LINES)

FORM
DISPC
OF 4-2

ENVIRONMENTAL CONDITION OF PROPERTY

Appendix A



DEPARTMENT OF THE NAVY

NAVAL AIR STATION
JACKSONVILLE, FLORIDA 32212-5000

IN REPLY REFER TO

5090
Code 184KG

05 MAY 1994

From: Commanding Officer, Naval Air Station, Jacksonville
To: Commanding Officer, Southern Division, Naval Facilities Engineering
Command (Code 188), P.O. Box 190010, North Charleston, SC
29419-9010

Subj: ENVIRONMENTAL BASELINE SURVEY (EBS) FOR PROPOSED NORTH ACCESS ROAD
EASEMENT BY CITY OF JACKSONVILLE

Ref: (a) PHONCON btwn SOUTHNAVFACENGCOM (Code 188) R. Brotherton/NAS JAX
(Code 184KG) K. Gartland on 3 May 94

Encl: (1) Location Maps of OVA Readings

1. As requested during reference (a), Kevin Gartland and Frank Sigona, Facilities and Environmental Department, took OVA readings in the two soil borings identified in enclosure (1) at 1030 on 4 May 1994. The readings were taken at 12", 24", 36" and 40" (the watertable) using a Heattech Porta-Fid OVA Model PFII Ser 7680. The Porta-Fid was calibrated prior to use. All readings were zero.

2. No borings or readings were taken in the area of the former gas station located on the north side of 120th Street because it was private property. We contacted the current owner, Mrs. Justis, who stated that the former owner, Mr. Willis Butts, advised her that the tank had been removed in the 1960's.

3. As discussed during reference (a) we understand that you will complete the EBS for the proposed easement by 5 May 1994. If you have questions, please contact Mr. Gartland at (904) 772-2717 or DSN 942-2717.

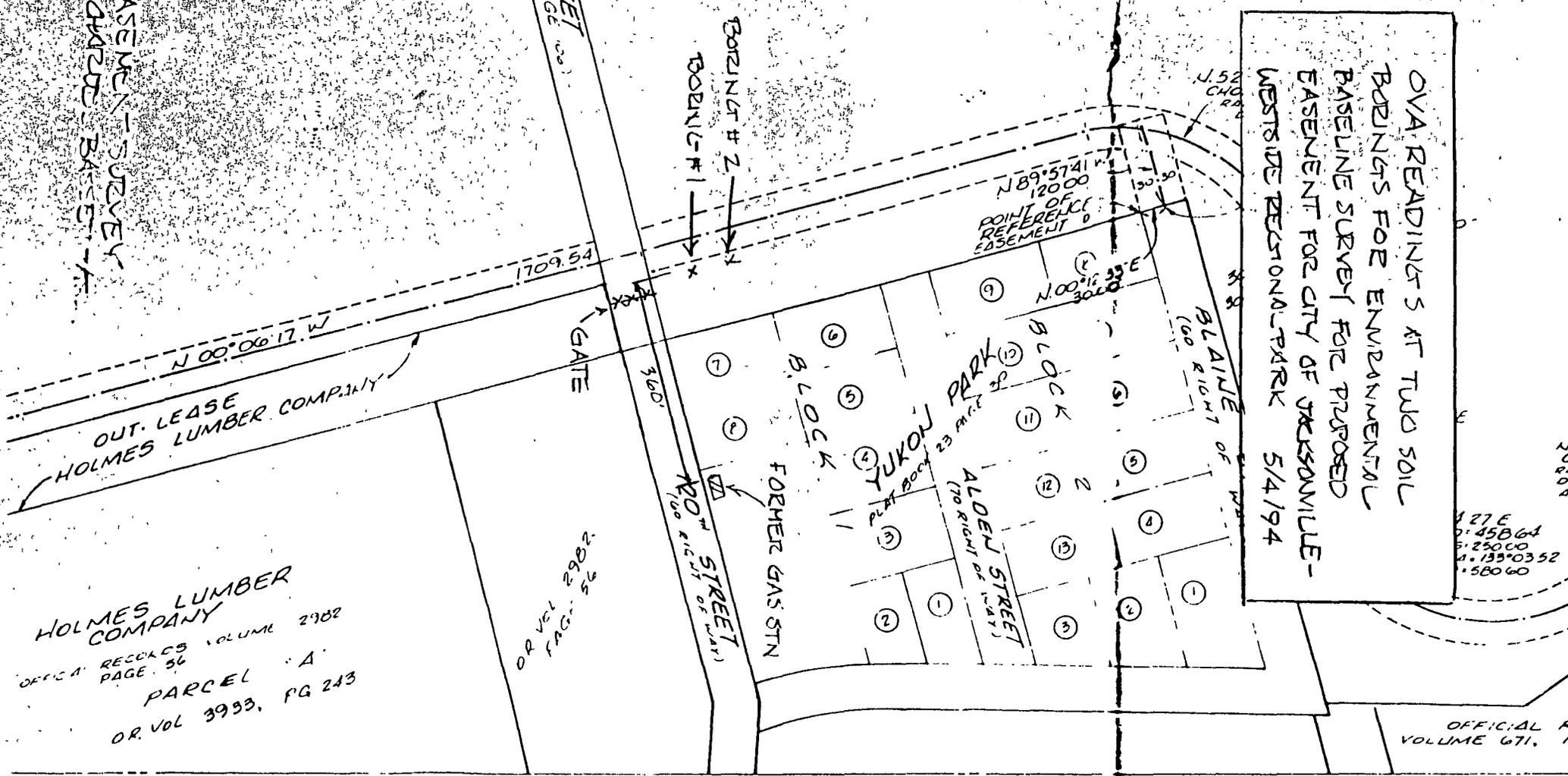

KEVIN H. GARTLAND
By direction

Copy to:
SOUTHNAVFACENGCOM (Codes 185, 243)



1/11/93 SECTION 42

PORTION OF EASEMENT SURVEY
12/15/93 BY DAVID D. BAKER



OVA READINGS AT TWO SOIL
BORINGS FOR ENVIRONMENTAL
BASELINE SURVEY FOR PROPOSED
EASEMENT FOR CITY OF JACKSONVILLE -
WESTSIDE REGIONAL PARK 5/4/94

HOLMES LUMBER
COMPANY
OFFICIAL RECORDS VOLUME 2382
PAGE 56
PARCEL A
OR VOL 3993, PG 243

27 E
45864
25000
135° 03' 52
58060

OFFICIAL RECORDS
VOLUME 671, PAGE 1

S 15° 10' 28" W

SEABOARD COASTLINE RAILROAD

STATE OF FLORIDA STATE ROAD DEPARTMENT DISTRICT 11 ROAD MILE 11.574
SECTION 72C3C 1963

ROOSEVELT BOULEVARD