

960 North Market Street, Inc.
960 North Market Street
Jacksonville, Florida
County: Duval
District: Northeast
Site Lead: Waste Cleanup Program
Accepted for Cleanup: September 19, 2014
ERIC ID # 3953

Site Description and History

The 960 North Market Street, Inc. (a/k/a Respress – Grimes Engraving Company, a/k/a Scottish Rite Association) site, a former printing/engraving facility, is located adjacent to Jacksonville's Confederate Park in Township 02S, Range 26E, Section 37 at 30° 20' 03.6897" N, 81° 39' 08.3209" W. Land use in the immediate vicinity of the site is primarily commercial/industrial with a few residences.

After a complaint about leaking material, a DEP inspection that showed unacceptable environmental conditions, and a DEP drum removal in 2001, this site was sampled by DEP's Site Investigation Section. Soil and groundwater samples were collected. Tetrachloroethene (PCE) was found at a concentration in onsite soils at 7.1 mg/kg, exceeding the leachability Soil Cleanup Target Level of 0.03 mg/kg. In 2005 and 2009, downgradient groundwater samples from a monitoring well contained vinyl chloride (VC) at a concentration of 39 µg/L and 46 µg/L, respectively, exceeding the Groundwater Cleanup Target Level of 1 µg/L.

In 2009, the DEP Northeast District referred the site for Superfund site evaluation and a Pre-CERCLIS Screening Assessment (PSA) was prepared in March 2011. The DEP PSA checklist concluded that "the site owner entered with DEP into a Consent Order, outlining the obligations and required compliance dates for satisfactory site remediation." So, the DEP CERCLA program and EPA decided not to enter the site into CERCLIS since the consent order addressed the site remediation and it would be done under another authority or program.

However, in November 2011, the DEP State-funded Cleanup Program, in a memorandum, requested that this site be re-considered for CERCLA with the understanding that the Consent Order does not include any cleanup responsibilities or costs other than a lien. Based on the November request, DEP's CERCLA site evaluation staff re-opened the case and prepared an Abbreviated Preliminary Assessment (APA) for the site. The APA was more descriptive of the scope of the Consent Order than the PSA.

This consent order established that the DEP may, at its sole discretion, cleanup the site. The EPA decision document concluded that the site should be given a low priority for further CERCLA action.

Threat

PCE was discovered in 2001, onsite in several leaking 55-gallon drums based on reports from the DEP Bureau of Emergency Response. PCE can be broken down by microorganisms in soil or groundwater into four related chemicals, which include trichloroethene (TCE), 1,1-

dichloroethene, *cis*-1,2-dichloroethene and VC. VC is the primary contaminant of concern found during the SIS investigation. PCE is a manufactured chemical used for metal degreasing, to make other chemicals, and in some consumer products. The primary pathway of concern is soil leaching to the groundwater, which is used for drinking water in this area. Jacksonville Electric Authority operates five potable supply wells within 1 – 2 miles of the site and 16 wells within 4 miles of the site.

Response Strategy and Status (December 2020)

The site is a former printing and engraving facility, where leaking drums of PCE were discovered and site-attributable releases of chlorinated solvent to onsite vadose-zone soil and shallow down-gradient ground water were established, featuring vinyl chloride concentrations exceeding regulatory limits. A potential chlorinated solvent soil source likely still exists at this site. Numerous potable supply wells, collectively serving a large population, were identified within four miles of the site. The site owner and DEP entered into a Consent Order (CO). Earth Systems, Inc. began site assessment fieldwork in May 2015.

Site Assessment activities found PCE in the soil and PCE, TCE, and VC in the groundwater above Cleanup Target Levels. Soil and groundwater contamination were found onsite. The highest soil contamination was found at 2 feet below surface at 170 µg/kg for PCE. VC is the predominant contaminant in the groundwater, the highest concentration at 124 µg/L in MW008.

The final Site Assessment Report was submitted to DEP on December 4, 2015. The Site Assessment Report was approved December 19, 2015.

Site assessment activities for the 960 North Market Street, Inc. site were completed in December 2015. The site is in Monitored Natural Attenuation. Monitoring activities began June 2016 and will be conducted on a quarterly basis for one year. Following the March 2017 report, Earth Systems contacted the property owner to discuss the possibility of a conditional closure at the site and is currently awaiting a decision.

On March 28, 2018, Earth Systems collected groundwater samples from monitoring wells MW002, MW004, MW006 and MW008. VC remained the only contaminant detected above GCTLs during the March 2018 sampling event. The overall size and shape of the impacted groundwater plume is generally stable. Field data indicates conditions in the sampled wells are favorable for anaerobic degradation. Natural attenuation processes are taking place at a rate that is protective of human health and the environment.

On April 4, 2018, Earth Systems contacted the property owner representative for the 960 North Market Street Foundation to determine if conditional closure would be acceptable.

On March 11th, 2019 Earth Systems collected groundwater samples from monitoring wells MW002, MW005, MW006, and MW008. The samples were analyzed for VOHS via Method 8260B. VC was detected above its GCTL of 1.0 microgram per liter in MW008, however it has shown a decreasing trend. The plume is stable and does not encompass, additionally is not

approaching known sensitive receptors. VC is the only contaminant present above GCTLs during the March 2019 event. Natural attenuation processes are taking place at a rate that is protective of human health and the environment.

On July 31st, 2019 Earth Systems sampled two wells that were analyzed for PFAS using EPA 537MOD. PFOA and PFOS were found below the Health Advisory Level (HAL) (70 ng/L), however above the ½ HAL (≥ 35 ng/L). Further Assessment for PFAS is scheduled for December 2019, March 2020, June 2020, and September 2020. Two wells will be sampled and analyzed for PFA using EPA 8321B by FDEP Labs. Following quarterly sampling PFAS was not detected above the HAL and was discontinued.

On December 20, 2019, FDEP Project Manager for Earth Systems contacted the property owner representative to seek conditional closure. Conditional Closure has been presented to the homeowners previously, however, they have not responded to previous letters and request. This is a second attempt.

Schedule

The property owners' representative stated he would bring the conditional closure option before the board of trustees for approval after correspondence with DEP. Groundwater monitoring continues on an annual basis in the meantime.