

Fairfax Street Wood Treaters
2610 Fairfax Street
Jacksonville, Florida
County: Duval
District: Northeast
Site Lead: EPA
Placed on NPL: September 18, 2012
ERIC ID # 3957

Site Description and History

The Fairfax Street Wood Treaters (FSWT) site is a former chromated copper arsenate (CCA) wood treating facility located at 2610 Fairfax Street, Jacksonville, Duval County, Florida. The former FSWT is a 12.5-acre property, located in Township 02S, Range 26E, Section 03 at 30° 21' 12.5979" N, 81° 41' 14.4748" W. The site is situated in a densely populated residential area of Jacksonville. The site is bounded to the north by a Norfolk Southern rail line, to the east and south by single family homes, and to the west by the Susie Tolbert Elementary School, the R.V. Daniels Elementary School and the Pullman Court residential subdivision.

From 1980 to 2010, FSWT operated a wood treating facility that pressure-treated utility poles, pilings, heavy timber items and plywood lumber products using the wood treating preservative CCA. At the FSWT facility, the pressure treated wood was moved onto a concrete drip pad to dry. The wood was then transferred to unpaved gravel areas for storage. In 1990, FSWT installed a storm water collection and retention system to address storm water that would collect in the areas of the drip pad. The system included site grading and paving for drainage, storm water collection swales, diversion berms, and a lined retention pond. Storm water that collected in the areas other than the drip pad was diverted to ditches located along the northern and western property boundaries. These ditches drained into the retention pond at the northwestern corner of the property. In June 2010, the FSWT facility ceased operations. When the facility closed, seven above ground storage tanks (ASTs) containing CCA remained on site.

Threat

The treatment and drip-drying process resulted in CCA solution contacting the soil and paved areas in the lumber yard, treatment areas, and nearby properties. Both CCA contaminated storm water and used CCA chemical solution were disposed of and stored onsite. Facility operations have resulted in soil contamination both onsite and on offsite residential properties at concentrations above levels protective of unrestricted land use.

Residents in Duval County are provided drinking water by the Jacksonville Electric Authority (JEA). Within a four-mile radius of the FSWT property, there are 32 municipal supply wells. The closest municipal well is located about 550 feet east of the site and is approximately 1300 feet deep. Sampling by JEA did not detect arsenic, chromium or copper in the well. Sampling of permanent monitoring wells installed during the surficial aquifer during the remedial investigation did not detect levels above drinking water standards.

Surface water runoff from the FSWT is a potential threat to offsite surface water. The stormwater retention pond has an outflow pipe that connects to Moncrief Creek, which flows to Trout River,

and ultimately to the St. Johns River. Also, the ditches that divert surface flow into the stormwater retention pond are shallow and during high rain events could flood adjacent properties to the east.

Response Strategy and Status (December 2020)

In August 2010, the DEP requested EPA's assistance in mitigating the release of hazardous substances to the environment from the FSWT facility. The EPA initiated an emergency response and removal action to secure the site and prevent further release of hazardous substances. The emergency response actions included the removal of the ASTs, associated piping, and water that had accumulated within the secondary containment areas, and removal of water and sediment from the onsite retention pond.

The EPA completed additional removal activities in March 2011. The removal included excavation of surface soils across the entire site to 1.5 feet below land surface. Contaminated soil, water, and sediments from the retention pond located on the adjacent elementary school property were also removed. Clean fill material was brought in and the area surrounding the pond was re-sodded. Soils around the playground area were also removed and backfilled with clean material, and re-sodded. Removal actions were also completed on 3 adjacent residential properties where contaminated soils approached the EPA Removable Management Level of 40 parts per million (ppm) for arsenic.

Following the emergency response actions, the EPA began Remedial Investigation (RI) activities that included groundwater, soil, and sediment sampling. Sampling of existing onsite monitoring wells indicated that arsenic was present in two monitoring wells above the 10 µg/L drinking water standard (at 58 µg/L and 73 µg/L) and chromium exceed the 100 µg/L standard in one monitoring well at 170 µg/L. However, these older wells were of unknown quality and the validity of the data suspect. New monitoring wells were installed by EPA during the remedial investigation to confirm the water quality in the surficial aquifer. Onsite soil and sediment are confirmed to be contaminated with arsenic, chromium, and copper above the DEP soil cleanup target levels (SCTLs) for commercial/industrial use. A surface soil sample collected beneath the onsite concrete drip pad confirmed chromium at 1,300 mg/kg. Soil and sediment on properties surrounding the FSWT site were confirmed to be contaminated above the SCTL for unrestricted residential use for arsenic.

The FSWT site was listed on the National Priorities List (NPL) on September 2012. The EPA began finalizing the RI Report that will summarize all investigation activities completed to date. The first draft RI Report was submitted to DEP in September 2012. Additional soil sampling was performed in February 2013, on properties located north, south, and the west of the former facility property to determine the extent of offsite contamination. Sampling also included offsite soil sampling to establish an unaffected soil background concentration for arsenic. The resulting site-specific background arsenic concentration is 2.36 mg/kg. Sampling results were included in the revised draft RI report. DEP provided comments on the revised draft RI and the Ecological Risk Assessment in August 2013. DEP received EPA's response to comments on the draft RI in May 2014. The final RI was submitted by the EPA in May 2014.

Results contained in the RI report confirmed that onsite soils are contaminated with arsenic and chromium above the DEP SCTLs for commercial/industrial land use as well as residential land use. Sediments exceed DEP sediment quality assessment guidelines (SQAGs). Soil on approximately 49 offsite properties immediately east, south and west of the site contain arsenic at concentrations above the site-specific background level of 2.36 mg/kg. Elevated arsenic in soils north of the site do not appear to be site related as overland migration would have been impeded by the adjacent elevated railroad tracks. Groundwater sampling of the eight, onsite surficial aquifer monitoring wells was conducted every 6 months totaling 3 monitoring events in 2012 and 2013. Monitoring results indicate that groundwater does not exceed standards for arsenic, chromium or copper.

The draft Feasibility Study (FS), originally undertaken by the Corps of Engineers, was subsequently completed by Tetra Tech and provided to DEP for review in November 2015. A revised FS was submitted in January 2017.

The EPA issued a proposed plan for remediation of site related soil contamination, and held a public meeting presenting the proposed remedy in May 2017. The Record of Decision with support of DEP was signed August 22, 2017. A letter of concurrence of the ROD was sent by DEP to EPA on in December 2017.

In June 2018, DEP agreed to remediate the site impacted soils at the Susie Tolbert Elementary School with arsenic concentrations above the A-SCTL of 2.36 mg/kg. The costs incurred by DEP will be eligible for state cost share credit. The excavation work was started in July 2018 and finished on August 12, 2018.

A public meeting was held at the Susie Tolbert Elementary School by DEP and EPA on September 11, 2018, to present the source removal activities that were conducted at the school as well as discuss upcoming events. The summer soil investigation found arsenic contamination around an oak tree on the west side of the school property. The tree and soil around the tree were not removed during the summer remediation effort due to time constraints, however, the area was removed during Spring Break (March 2019).

The Final Remedial Design was submitted for review on September 28, 2018. The design was revised, and the complete final design was submitted in October 2018.

Remedial construction began in March 2019 and was completed in November 2019. The Draft Remedial Action (RA) Report was received in December 2019 and was finalized in March 2020. A round of groundwater monitoring was conducted and found the levels to be below MCLs/GCTLs. In addition, EPA concluded from the eco-risk study conducted in July 2019 that “the site-related contaminants in the Moncrief Creek retention basin is not likely to cause appreciable or unacceptable risks to ecological receptors that may feed at the Moncrief Creek retention basin.” Based on these conclusions and as stated in the ROD, there will be no OU-2 for Moncrief Creek sediments.

On April 2, 2020 DEP concurred with EPA to delete the site from the NPL. The Final Close-Out Report was completed and subsequently on May 28, 2020 EPA and DEP Directors signed an agreement that the 12.5 acre site was determined ready for unrestricted use. The site was deleted from the NPL on August 18, 2020.