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STAFFING/ROUTING HISTORY	TRACKING NUMBER GEARS-703899	DATE STARTED 2017-10-10	SUSPENSE 2017-10-13 Time Sensitive? <input type="checkbox"/>
ORGANIZATION SAD - South Atlantic Division	PACKET TYPE Signature	ACTION OFFICER/POC Ashford, Glenda K CIV USARMY CESAD (US)	
SUBJECT Richmond NAS FUDS Revised INPR			
DISCUSSION/ADDITIONAL INFORMATION			
Revised INPR required to create a new PRP project due to other parties contributions to contamination at the site.			
RECOMMENDATION			
Approval/Signature			
ENCLOSURES INPR Revision Richmond NAS Memo (002) Miami-Dade.docx Richmond Draft INPR SAS Concurrence.pdf Richmond Draft INPR Transmittal DERM - Email.pdf Richmond Draft INPR Transmittal DERM.PDF			
STAFF ROUTING APPROVAL			
OFFICE	NAME	DATE	DECISION/RECOMMENDATION
	Brunso, Torkild P CIV USARMY CESAD (US)	2017-10-10	Concur
	Alterra, Barbara B CIV USARMY CESAD (US)	2017-10-18	Concur
	Bueche, Tammie L CIV USARMY CESAD (US)	2017-10-19	Approved
REVIEWER COMMENTS			

Routing Form/v1.1/Printed:2017-10-19

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DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SOUTH ATLANTIC DIVISION
60 FORSYTH STREET SW, ROOM 10M15
ATLANTA GA 30303-8801

CESAD-PDM

19 OCT 2017

MEMORANDUM FOR COMMANDER, JACKSONVILLE DISTRICT (CESAJ-PM-M/
John Keiser)

SUBJECT: Defense Environmental Restoration Program - Formerly Used Defense Sites (DERP-FUDS) Revised Inventory Project Report (INPR) for Property No. 104FL0038, former Richmond Naval Air Station, Miami-Dade County, FL

1. Reference memorandum, CESAJ-PM-M, 29 September 2017, Defense Environmental Restoration Program - Formerly Used Defense Sites (DERP-FUDS) Revised Inventory Project Report (INPR) for Property No. 104FL0038, former Richmond Naval Air Station, Miami - Dade County, FL.
2. South Atlantic Division (SAD) approves the revised Inventory Project Report (INPR) for the revision to the existing Hazardous, Toxic, Radiological Waste (HTRW) Projects 05 and new Potentially Responsible Party (PRP)/HTRW Project 07 at the former Richmond NAS. The purpose of the INPR is to move the scope of the HTRW Project to a new PRP/HTRW Project 07. As indicated in the Revised Property Survey Summary Sheet, this revision does not change the basic footprint of the property. The approved revised INPR is enclosed.
3. Based on our review of the documents provided in support of your request, the Environmental Center of Expertise (EM CX) reviewed the documents and all comments have been satisfactorily resolved. The Office of Counsel at SAJ reviewed this document and reported no significant concerns. As the INPR recommends a PRP Project, the INPR was provided to Savannah District Office of Counsel as the PRP District for review and concurrence. No significant comments or objections from Savannah are noted. Real Estate Division review is not required as the property footprint does not change with this project revision. This revised INPR has also been coordinated with the Florida Department of Environmental Protection (FDEP).
4. In accordance with FUDS Policy it is appropriate that PRP projects be established at any point in the process where evidence reveals that parties other than DoD may be responsible for a release or the threat of release of contamination at a FUDS eligible project. As indicated in the enclosed abbreviated Preliminary Assessment completed in September 2017, the site may be impacted by post DOD activities resulting in potential mixing of DoD and post DoD contamination.

CESAD-PD-M

SUBJECT: Defense Environmental Restoration Program - Formerly Used Defense Sites (DERP-FUDS) Revised Inventory Project Report (INPR) for Property No. 104FL0038, former Richmond Naval Air Station, Miami-Dade County, FL

5. Overall project management of this property is the responsibility of SAJ. The SAJ Project Manager must update the DERP-FUDS database (FUDSMIS) to reflect this approval and follow procedures described in the FUDS Program Policy, ER 200-3-1. Upon finalization of the INPR, Project Management responsibility for the PRP projects will reside with Savannah District, the SAD designated PRP District.

6. Questions concerning this action should be directed to the SAD Senior Environmental Program Manager, Ms. Glenda Ashford, CESAD-PDM, (404) 562-5222.

FOR THE COMMANDER:



Mr. ALVIN B. LEE, SES
Director of Programs
US Army Corps of Engineers
South Atlantic Division

Encl

CF:

COMMANDER, HQ USACE (CEMP-DE) (wo/encls)

COMMANDER, U S ARMY CORPS OF ENGINEERS ENVIRONMENTAL and
MUNITIONS CENTER of EXPERTISE, PO BOX 1600, HUNTSVILLE, AL,
35807-4301 (wo/encls)

COMMANDER, U S ARMY CORPS OF ENGINEERS ENVIRONMENTAL and
MUNITIONS CENTER of EXPERTISE, EMCX DOCUMENTATION, 1616 CAPITOL
AVE, SUITE 9200, OMAHA, NEBRASKA 68102 (w/encls)

COMMANDER, JACKSONVILLE DISTRICT (CESAJ-PM-M) (wo/encls)



**US Army Corps
of Engineers**

Defense Environmental Restoration Program
For
Formerly Used Defense Sites

**FINAL INVENTORY PROJECT REPORT
(REVISED)**

RICHMOND NAS
Richmond, Miami-Dade County, Florida
Property No. I04FL0038
October 2017

Revision Two INPR approved 5 April 2013
Revised INPR approved 26 September 1995
Original INPR approved 3 August 1984

Prepared by
U.S. Army Corps of Engineers Jacksonville District

In accordance with: ER 200-3-1, Environmental Quality, Formerly Used Defense Sites (FUDS) Program Policy, Department of the Army, U.S. Army Corps of Engineers, Washington, D.C., 10 May 2004

Inventory Project Report (Revised)
RICHMOND NAS
Richmond, Miami-Dade County, Florida
Property No. I04FL0038
October 2017

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Enclosure 1

Property Survey Summary Sheet

REVISED
PROPERTY SURVEY SUMMARY SHEET
FOR
DERP-FUDS PROPERTY NO. I04FL0038
Federal Facility ID FL49799F435600
RICHMOND NAS RICHMOND, MIAMI-DADE
COUNTY, FLORIDA
October 2017

PROPERTY NAME: Richmond NAS (NAS), Florida.

LOCATION: The approximately 2,107.71 acre site is located approximately 17 miles southwest of downtown Miami, in Richmond, Miami-Dade County, Florida. This site is located at and around the Gold Coast Railroad Museum, which has a physical address of 12450 SW 152nd Street, Miami, Florida. It is located at approximately Latitude 25° 37' 05" North; Longitude 80° 24' 05" West. The property is located within US Environmental Protection Agency Region 4 and the Florida 25th Congressional District.

PROPERTY HISTORY: The Navy acquired 2,107.71 unsurveyed acres (believed to be 2,048.13 acres at the time) in 1942 to be utilized as a Naval Air Training Facility. The Navy constructed a complete air training facility at the site, including housing and support facilities, and utilized the facilities for air training purposes. The NAS remained active until the early 1960's, when most of its functions were no longer required. Between 1961 and 1981, the Navy reassigned, conveyed, or excessed a total of 2,107.71 acres, of which 344.58 acres were transferred or reassigned to other DoD agencies. The other 1,763.13 acres were disposed of to various non-DoD agencies and therefore determined as FUDS eligible. The site is now owned by the Federal Bureau of Prisons, Miami-Dade County Department of Parks and Recreation, University of Miami, General Services Administration, Miami-Dade Public Schools and the U.S. Coast Guard.

PROPERTY VISIT: Beginning in 1984, several property visits have been conducted on the former Richmond NAS by U.S. Army Corps of Engineers (USACE) personnel and government contractors.

CATEGORY OF HAZARDS: BD/DR (Response Complete), CON/HTRW, HTRW, PRP/HTRW

PROJECT DESCRIPTION: It is recommended that the original Project List be revised because supplemental information, previously not available, indicates other potentially responsible parties may have contributed to contamination at HTRW Project 05. HTRW Project 05 will be closed and addressed under new PRP/HTRW Project 07. The table below summarizes the changes made since the last INPR revision.

Original Approved Project No.	Project Description	Revised INPR Project No	Project Status
Project 00	BD/DR - Building Demolition/Debris Removal		Response Complete
Project 01	Project 01 was not used		N/A
Project 02	CON/HTRW - Storage Tank Removal		Ongoing
Project 03	HTRW - Medical Waste Removal		Response Complete
Project 04	PRP/HTRW - Medical Waste Removal		Response Complete
Project 05	HTRW - Former Hangars #1 and #2, Maintenance Buildings	Project 07	New PRP/HTRW
Project 06	HTRW - Former Incinerator Area		Ongoing
Project 07	PRP/HTRW - Former Hangars #1 and #2, Maintenance Buildings	Project 07	New PRP/HTRW

BD/DR Project 00: *Removal of structures and debris.*

Project 00 was approved in 1984 to remove former military wall supports, debris and asbestos insulation, and to replace missing storm and sewer grate coverings. All debris removal was completed in 1985 and the project was declared No DoD Action Indicated (NDAI) in 2001.

CON/HTRW Project 02: *Removal of six underground storage tanks.*

Project 02 was approved in 1995 to remove two 12,000 gallon above ground storage tanks (AST), one 2,300 gallon underground storage tank (UST) and six 50,000 gallon USTs. Due to the continued DoD use of certain portions of the property, only the six 50,000 gallon USTs remained eligible for cleanup under the Defense Environmental Restoration Program, Formerly Used Defense Sites (DERP-FUDS). The six USTs were removed in November 2010. The project is currently in the Remedial Action – Operation phase and is not affected by this revised Inventory Project Report (INPR).

HTRW Project 03: *Medical Waste Removal.*

Project 03 was approved to remove buried radioactive medical waste from the site, but was transferred to Potentially Responsible Party (PRP) / HTRW Project 04 due to the University of Miami’s involvement in the contamination. Response Complete (RC) and Project Closeout (PCO) was achieved in 2001.

PRP/HTRW Project 04: *Potentially Responsible Party, Medical Waste Removal.*

Project 04 was approved to remove the above mentioned radioactive medical waste. The removal action was initiated in 2003. Response Complete was achieved in 2006, and the project was declared NDAI in 2009.

HTRW Project 05: *Former Hangars #1 and #2, Maintenance Buildings.*

This HTRW project addresses the area formerly occupied by Hangar #1 and #2 and five maintenance shop buildings of the former NAS. The maintenance shops were utilized for cleaning aircraft engines, wood working, metal crafting and surface lamination, which used substances containing Polynuclear Aromatic Hydrocarbons (PAHs), Semi-volatile Organic Compounds (SVOCs), Trichloroethylene (TCE), and metals, from 1942 to 1945. The site is believed to have been used as part of the NAS helium plant after the 1945 hurricane and fire at the facility. The property is now owned by Miami-Dade County Parks and Recreation which operates the Gold Coast Railroad Museum at the site. A Florida Department of Environmental Protection Site Inspection detected elevated levels of Polynuclear Aromatic Hydrocarbons (PAHs), Semi-volatile Organic Compounds (SVOCs), Trichloroethylene (TCE), and metals in soil samples. Some of the contaminants are likely from undocumented releases occurring during routine aircraft maintenance activities, as well as releases resulting from the collapse of the structures and fire at the hangars during the 1945 hurricane. A USACE site inspection and review of regulatory enforcement actions against the railroad museum indicate the site may be impacted by post DoD activities, thus causing a potential mixing of DoD and post-DoD contamination. Due to these site conditions, this project will now be addressed under PRP/HTRW Project 07. HTRW Project 05 will proceed to PCO. This INPR updates Project 05.

HTRW Project 06: *Former Incinerator Area.*

This HTRW project addresses an incinerator used by the former Richmond NAS, but reportedly not by any subsequent owners. The project is currently in the Remedial Investigation / Feasibility Study (RI/FS) phase to investigate contamination related to the former incinerator and is not affected by this revised Inventory Project Report (INPR).

PRP/HTRW Project 07: *Former Hangars #1 and #2, Maintenance Buildings.*

This HTRW project addresses the area formerly occupied by Hangar #1 and #2 and five maintenance shop buildings of the former NAS. The maintenance shops were utilized for cleaning aircraft engines, wood working, metal crafting and surface lamination, which used substances containing Polynuclear Aromatic Hydrocarbons (PAHs), Semi-volatile Organic Compounds (SVOCs), Trichloroethylene (TCE), and metals, from 1942 to 1945. The site is believed to have been used as part of the NAS helium plant after the 1945 hurricane and fire at the facility. The property is now owned by Miami-Dade County Parks and Recreation which operates the Gold Coast Railroad Museum at the site. A Florida Department of Environmental Protection Site Inspection detected elevated levels of Polynuclear Aromatic Hydrocarbons (PAHs), Semi-volatile Organic Compounds (SVOCs), Trichloroethylene (TCE), and metals in soil samples. Some of the contaminants are likely from undocumented releases occurring during routine aircraft maintenance activities, as well as releases resulting from the collapse of the structures and fire at the hangars during the 1945 hurricane. A USACE site inspection and review of regulatory enforcement actions against the railroad museum indicate the site may be

impacted by post DoD activities, thus causing a potential mixing of DoD and post-DoD contamination. This INPR creates Project 07.

AVAILABLE STUDIES AND REPORTS: Numerous studies and reports have been completed for the former Richmond NAS and are on file at the District Office. All available documents and reports are also included on the FUDS Records Management Database (FRMD) at the following link: <https://frmd.usace.army.mil/fiip/app/index.cfm>.

POINT OF CONTACT:

Jacksonville District, Mr. John Keiser, FUDS Program Manager, (904) 232-1758.

Jacksonville District, Mr. Andrew Rebman, FUDS Project Manager, (904) 232-1430.

LEAD REGULATOR:

Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM) as delegated agent of the Florida Department of Environmental Protection (FDEP), Mr. Wilbur Mayorga, (305) 372-6700

Enclosure 2

Findings and Determination of Eligibility

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
FORMERLY USED DEFENSE SITES
FINDINGS AND DETERMINATION OF ELIGIBILITY

Richmond Naval Air Station, FL

Site No. I04FL003800

FINDINGS OF FACT

1. In 1942, the United States acquired an unsurveyed 2,048.13 acres in fee by condemnation for a Naval air training facility. The site was located twenty-five miles south of Miami in Dade County, Florida. The site was developed and named the Richmond Naval Air Station (NAS).
2. The Navy constructed a complete air training facility at the site, including housing and support facilities. The Navy used the facilities for air training purposes. The NAS remained active until the early 1960's when most of its functions were no longer required.
3. The Navy reassigned a total of 76.07 acres in fee, along with improvements to the Naval Observatory as follows: 73.97 acres on 20 October 1959 and 2.10 acres on 16 February 1961. The remainder of the NAS was transferred or disposed of as follows. The Navy transferred three parcels for a total 284.16 acres in fee and improvements to the Coast Guard as follows: 228.54 acres on 21 September 1960, 2.46 acres on 27 February 1961, and 53.16 acres on 10 November 1972. The Navy transferred three parcels for a total 120.19 acres in fee, improvements, and a portion of a mooring circle to the Air Force for the Richmond Air Force Station (AFS) as follows: 5.51 acres on 12 October 1960, 113.11 acres on 29 October 1964, and 1.57 acres on 2 June 1965. The transfers to the Air Force were subject to an electromagnetic radiation restriction. [Subsequently, the AFS was deactivated. At the time of deactivation, the Air Force had acquired 21.49 acres of lesser interests (11.28 acres in easement and 10.21 acres in license) which had been reserved to the Government in fee disposals of the NAS. The AFS was disposed of by the Air Force as follows. On 20 March 1975, 1.58 acres in fee were transferred to the Army for the Richmond Army Reserve Center (ARC). On 20 December 1979, 61.78 acres in fee, 11.28 acres in easement and improvements were transferred to Department of Justice (DOJ) for the Bureau of Prisons (BOP). On 15 July 1983, 11.21 acres in fee and 9.14 acres in license were transferred to the Department of Transportation for the Federal Aviation Administration. The other 45.62 acres in fee was reported excess to the General Services Administration (GSA) remains in excess status. The remaining 1.07 acres in license was cancelled.] The Navy transferred two parcels for total of 162.51 acres in fee and improvements to the Army for the ARC as follows: 161.12 acres on

1 February 1961 and 1.39 acres on 26 October 1964. The transfers were subject to an electromagnetic radiation restriction. The Navy transferred 205.41 acres in fee and improvements to the DOJ for BOP on 26 March 1973. [Subsequently, the BOP excessed 49.67 acres of the 205.41 acres to GSA. GSA acting through the Department of Interior, National Park Service, conveyed the 49.67 acres to Metropolitan Dade County (MDC) by quitclaim deed dated 19 May 1984 to be used for development of a railroad museum. The deed restricted the use to public park and public recreational area purposes and contained a reverter clause. The deed also contained a radar restriction clause and a recapture clause. A DERP-FUDS report covering the 49.67 acres was prepared on 15 June 1984 which recommended restoration.] By quitclaim deed dated 1 October 1974 and correction deed dated 30 September 1975, 1,009.83 acres in fee and improvements were conveyed to MDC through GSA and the Secretary of the Interior. The deed restricted the use to public park and public recreational purposes, and contained reverter and recapture clauses. By quitclaim deed dated 16 January 1975, 32.07 acres in fee of unimproved land were conveyed to School Board of Dade County through GSA and the Secretary of Health, Education and Welfare (HEW). The deed restricted the use to educational purposes and contained reverter and recapture clauses. The deed also contained electromagnetic and radar restriction clauses. By quitclaim deed dated 14 December 1981, 105.99 acres in fee of unimproved land were conveyed to the University of Miami through GSA and HEW. The deed restricted the use to educational purposes and contained a reverter clause. The deed contained an electromagnetic radiation restriction clause. A portion of the 105.99 acres was subject to a clearance easement which prohibited the erection of buildings and structures. Between 1 January 1982 and 1 July 1983, the Navy and GSA transferred 58.31 acres and improvements to the National Institutes of Health. On 15 May 1985, the Navy and GSA transferred 53.17 acres in fee, 5.63 acres in easement, which had been reserved to the Government in fee disposals of the NAS, and improvements to the Army Regional Communications Activity. All of the acreage is currently being utilized by the owners stated above. In summary, a total of 2,107.71 acres in fee at the NAS were transferred, reassigned or disposed of. This total is 59.58 acres more than the unsurveyed 2,048.13 acres originally acquired. The discrepancy and correction of the acreage is the result of surveys performed in connection with the disposals. Of the 2,107.71 total acres transferred, reassigned or disposed of, 338.95 acres in fee and 5.63 acres in easement retained over former fee lands disposed of by the Department of Defense (DOD) were transferred or reassigned to other DOD agencies. This report addresses the net 1,763.13 acres which were disposed of and are no longer in DOD control.

DETERMINATION

Based on the foregoing Findings of Fact, 1,763.13 acres at the Richmond Naval Air Station, Florida, have been determined to be formerly used by the Department of Defense. Therefore, this portion of the site is eligible for the Defense Environmental Restoration Program for Formerly Used Defense Sites established under 10 USC 2701, et seq.

7/10/95
DATE

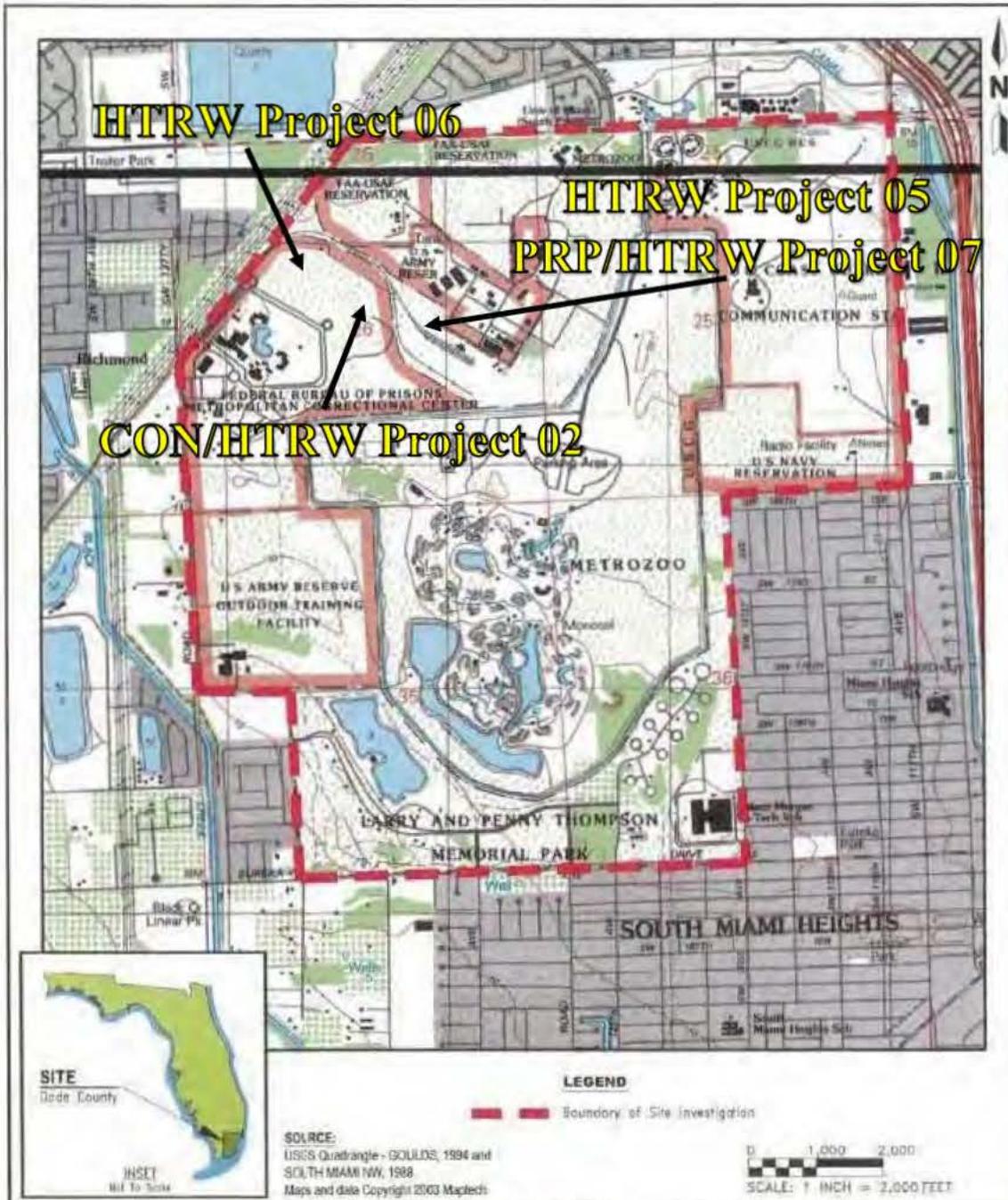


RALPH V. LOCURCIO
Brigadier General, USA
Commanding

Enclosure 3

Property Map

Property Map



SITE LOCATION MAP

NO.	DATE	REVISIONS
01	May-11	Initial Submittal


MACTEC
 Engineering and Consulting, Inc.
 Tallahassee, Florida
 850-656-1293

RICHMOND NAVAL AIR STATION
 SITE INSPECTION REPORT
 PERRINE
 MIAMI-DADE COUNTY, FLORIDA
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

NO. 1
1

Enclosure 4

Project Summary Sheets

DERP-FUDS HTRW PROJECT NO. I04FL003805
DERP-FUDS PROPERTY NO. I04FL0038
Federal Facility ID FL49799F435600
RICHMOND NAS RICHMOND, MIAMI-DADE
COUNTY, FLORIDA
October 2017

PROJECT DESCRIPTION: HTRW Project 05, *Former Hangars #1 and #2, Maintenance Buildings.*

This HTRW project addresses the area formerly occupied by Hangars #1 and #2 and five maintenance shop buildings of the former NAS. The maintenance shops were utilized for cleaning aircraft engines, wood working, metal crafting and surface lamination, which used substances containing Polynuclear Aromatic Hydrocarbons (PAHs), Semi-volatile Organic Compounds (SVOCs), Trichloroethylene (TCE), and metals, from 1942 to 1945. The site is believed to have been used as part of the NAS helium plant after the 1945 hurricane and fire at the facility. The property is now owned by Miami-Dade County Parks and Recreation which operates the Gold Coast Railroad Museum at the site. A Florida Department of Environmental Protection Site Inspection detected elevated levels of Polynuclear Aromatic Hydrocarbons (PAHs), Semi-volatile Organic Compounds (SVOCs), Trichloroethylene (TCE), and metals in soil samples. Some of the contaminants are likely from undocumented releases occurring during routine aircraft maintenance activities, as well as releases resulting from the collapse of the structures and fire at the hangars during the 1945 hurricane. A USACE site inspection revealed that 30 years of train operations, railroad maintenance and property activities of the Gold Coast Railroad Museum could have affected the condition of the former Richmond Hangar 1 and its Maintenance Buildings. Items noted during the inspection included oil drums, unsecured containers of solvents, and random debris throughout Hangar 1 and its Maintenance Buildings. The Gold Coast Railroad Museum was cited for multiple hazardous materials and waste management violations by the Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM). Violations include storing uncovered waste outside without a secondary containment system, petroleum product spills, and no waste disposal records. The enforcement notices also document “poor housekeeping throughout the facility” with unlabeled containers full of waste, open containers exposed to the elements, and a paint storage area with a leaking roof.

PROJECT ELIGIBILITY: This area of the former Richmond NAS was used extensively by the DoD, however, post DoD activities may have impacted this site.

POLICY CONSIDERATIONS: This HTRW project has been evaluated in accordance with ER 200-3-1, 10 May 2004 and while it was originally concluded to be eligible for DERP-FUDS, a USACE site inspection and review of regulatory enforcement actions against the railroad museum indicate the site may be impacted by post DoD activities.

PROPOSED ACTIVITIES: This project will now be addressed under PRP/HTRW Project 07. HTRW Project 05 will proceed to PCO.

POINT OF CONTACT:

Jacksonville District, Mr. John Keiser, FUDS Program Manager, (904) 232-1758.

Jacksonville District, Mr. Andrew Rebman, FUDS Project Manager, (904) 232-1430.

LEAD REGULATOR:

Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM) as delegated agent of the Florida Department of Environmental Protection (FDEP), Mr. Wilbur Mayorga, (305) 372-6700

DERP-FUDS HTRW PROJECT NO. I04FL003807
DERP-FUDS PROPERTY NO. I04FL0038
Federal Facility ID FL49799F435600
RICHMOND NAS RICHMOND, MIAMI-DADE
COUNTY, FLORIDA
October 2017

PROJECT DESCRIPTION: PRP/HTRW Project 07, *Former Hangars #1 and #2, Maintenance Buildings.*

This new PRP/HTRW project will address the area formerly occupied by Hangars #1 and #2 and five maintenance shop buildings of the former NAS. The maintenance shops were utilized for cleaning aircraft engines, wood working, metal crafting and surface lamination, which used substances containing Polynuclear Aromatic Hydrocarbons (PAHs), Semi-volatile Organic Compounds (SVOCs), Trichloroethylene (TCE), and metals, from 1942 to 1945. The site is believed to have been used as part of the NAS helium plant after the 1945 hurricane and fire at the facility. The property is now owned by Miami-Dade County Parks and Recreation which operates the Gold Coast Railroad Museum at the site. A Florida Department of Environmental Protection Site Inspection detected elevated levels of Polynuclear Aromatic Hydrocarbons (PAHs), Semi-volatile Organic Compounds (SVOCs), Trichloroethylene (TCE), and metals in soil samples. Some of the contaminants are likely from undocumented releases occurring during routine aircraft maintenance activities, as well as releases resulting from the collapse of the structures and fire at the hangars during the 1945 hurricane. A USACE site inspection revealed that 30 years of train operations, railroad maintenance and property activities of the Gold Coast Railroad Museum could have affected the condition of the former Richmond Hangar 1 and its Maintenance Buildings. Items noted during the inspection included oil drums, unsecured containers of solvents, and random debris throughout Hangar 1 and its Maintenance Buildings. The Gold Coast Railroad Museum was cited for multiple hazardous materials and waste management violations by the Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM). Violations include storing uncovered waste outside without a secondary containment system, petroleum product spills, and no waste disposal records. The enforcement notices also document “poor housekeeping throughout the facility” with unlabeled containers full of waste, open containers exposed to the elements, and a paint storage area with a leaking roof.

PROJECT ELIGIBILITY: This area of the former Richmond NAS was used extensively by the DoD, however, post DoD activities may have impacted this site.

POLICY CONSIDERATIONS: This PRP/HTRW project has been evaluated in accordance with ER 200-3-1, 10 May 2004 and while the site was originally concluded to be eligible for DERP-FUDS, a USACE site inspection and review of regulatory enforcement actions against the railroad museum indicate the site may be impacted by post DoD activities.

PROPOSED ACTIVITIES: It is proposed that PRP/HTRW Project 07 be created for former Hangars #1 and #2 and the five associated maintenance shops. It is recommended that this INPR be referred to the U.S. Army Corps of Engineers Savannah District to initiate negotiations with regulatory agencies and other PRPs because the site may contain contaminants related to non-DoD activities. This site will be investigated under PRP/HTRW efforts.

POINT OF CONTACT:

Savannah District, Julie Hiscox, DERP-FUDS Program Manager, (912) 652-5363.

LEAD REGULATOR:

Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM) as delegated agent of the Florida Department of Environmental Protection (FDEP), Mr. Wilbur Mayorga, (305) 372-6700.

ABBREVIATED PRELIMINARY ASSESSMENT

RICHMOND NAS

RICHMOND, MIAMI-DADE COUNTY, FLORIDA

DERP-FUDS Property Number I04FL0038

September 2017

Jacksonville District Corps of Engineers

Prepared in Accordance with

Improving Site Assessment, Abbreviated Preliminary Assessment

EPA-540-F-98-037, October 1999

INPR

Enclosure 5

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1.0 INTRODUCTION

This Abbreviated Preliminary Assessment (APA) has been prepared for the former Richmond Naval Air Station (NAS) property in accordance with the U.S. Environmental Protection Agency (USEPA) guidance publication, *Improving Site Assessment: Abbreviated Preliminary Assessments*, EPA-540-F-98-037, October 1999. According to the 10 July 1995 Findings and Determination of Eligibility (FDE), the subject property is an eligible property under the Defense Environmental Restoration Program - Formerly Used Defense Sites (DERP-FUDS) Program. The purpose of this APA is to: 1) meet all the Comprehensive Environmental Response, Compensation, and Liabilities Act (CERCLA) and National Oil and Hazardous Substances Pollution Contingency Plan (NCP) requirements for a PA; and 2) fulfill the requirements for a DERP-FUDS Inventory Project Report (INPR) under Engineering Regulation (ER) 200-3-1, 10 May 2004.

2.0 PROPERTY DESCRIPTION, ACREAGE, AND LAND USE

The approximately 2,107.71 acre site is located approximately 17 miles southwest of downtown Miami, in Richmond, Miami-Dade County, Florida. This site is located at and around the Gold Coast Railroad Museum, which has a physical address of 12450 SW 152nd Street, Miami, Florida. It is located at approximately Latitude 25° 37' 05" North; Longitude 80° 24' 05" West. The property is located within US Environmental Protection Agency Region 4 and the Florida 25th Congressional District.

Enclosure 3 of the INPR provides a property location map.

The NAS remained active until the early 1960's, when most of its functions were no longer required. Between 1961 and 1981, the Navy reassigned, conveyed, or excessed a total of 2,107.71 acres, of which 344.58 acres were transferred or reassigned to other DoD agencies. The other 1,763.13 acres were disposed of to various non-DoD agencies. The Federal Bureau of Prisons, Miami-Dade County Department of Parks and Recreation, University of Miami, General Services Administration, Miami-Dade Public Schools and the U.S. Coast Guard now own the site.

3.0 HISTORICAL PROPERTY SUMMARY

The Richmond NAS was a Lighter than Air (LTA) Blimp base constructed during World War II. It also housed and supported a multitude of fixed wing aircraft. The base was the home of Fleet Airship Wing 2 and Airship Patrol Squadron ZP-21. The Goodyear Airship Corporation K series, and later M-Series Blimps, were used by the Navy to patrol the Atlantic Ocean, Caribbean Sea, and Gulf of Mexico to spot German Nazi U-boats, which were causing havoc on the Allied merchant marine fleet and restricting the use of shipping lanes. The spotted U-boats locations were radioed back to the base by the blimps where fixed wing torpedo bombers attacked and sank the U-Boats. The base consisted of three blimp hangars (Hangars # 1, 2 & 3), mooring-out sites (Landing Mats), a helium plant (including an Horton sphere), a maintenance shop, propeller shop,

battery shop, welding shop, plating shop, paint shop and other support facilities. Most of the shops were located either in bays within Hangar # 1 or north of Hangar # 1 in separate areas. A bunker area, high-explosives storage area, ammunition magazine storage area and a firing range reportedly existed on the southern part of the base, south of the largest landing mat. The other support facilities included barracks, officer's quarters, mess halls, and administrative buildings. Other NAS activities included training homing pigeons, helium equipment operators, and night torpedo crews. Hangar # 1 was designated for repairs and minor overhauls. Hangars # 2 and # 3 were utilized for airship operations. The hangars were constructed mostly of wood with concrete door supports. The hangars were between 1,059 to 1,076 feet in length, 175 feet high and were 297 feet wide. The total interior floor space covered approximately 7 acres. Up to eight inflated airships could be docked inside each of the hangars. A railroad track ran the length of the hangars to aid in maneuvering the blimps. These rails extended from one end of the hangars westward to the main Seacoast railroad line. In 1944, the base consisted of 99 officers, 607 enlisted men, and 202 civilians, including Goodyear technicians.

On September 15, 1945, a massive hurricane, with sustained winds of over 120 miles per hour (MPH), and an associated fire, starting in Hangar # 1, destroyed the hangars, blimps, fixed wing aircraft, and many other structures associated with the base. Fueled by high-octane fuels, temperatures reportedly exceeded 2,000 degrees F. The only remaining hangar structures were the concrete corner pillars. With the War over, the hangars were never rebuilt and the blimps never returned. The debris was subsequently cleared and the base's helium plant continued to supply Navy airships for years after the war. Navy and Marine Corp Reserve Units used several of the remaining buildings and facilities. A Coast Guard Communication installation was also built at the former base. The NAS remained active until the 1960s when most of its facilities were no longer needed. Between 1959 and 1985, the acreage of the former Richmond NAS was transferred, reassigned, or disposed of to several Federal agencies and Miami-Dade County. Portions of the Hangar #1 east corner door support, a series of reinforced concrete buttresses, two brick boiler buildings, and Administrative Building No. 25 are remnants of the former NAS. A bunker area and firing range are evident in a 1962 map of the former base. (Information for this section excerpted from the Florida Department of Environmental Protection Preliminary Assessment for this property date August 16, 2010).

4.0 PREVIOUS INVESTIGATIONS

USACE personnel have been conducting property visits for the former Richmond NAS since 1984. Since 1985, remedial actions have been carried out on this property.

5.0 EVALUATION OF PRESENCE OF MILITARY MUNITIONS

The former Richmond NAS was a Lighter than Air (LTA) Blimp base. A High-explosives storage area, Ammunition Magazine storage area and a Firing range reportedly existed on the southern part of the base, south of the largest landing mat.

Based on the limited site-specifics information available, there is no evidence of a release in this area because of DoD activities.

6.0 EVALUATION OF PRESENCE OF CON/HTRW AREAS OF CONCERN

CON/ HTRW Project 02 was approved in 1995 to remove two (2) 12,000 gallon above ground storage tanks (AST), one (1) 2,300 gallon underground storage tank (UST), and six (6) 50,000 gallon USTs. Due to the continued DoD use of certain portions of the property, only the six (6) 50,000 gallon USTs remained eligible for cleanup under the Defense Environmental Restoration Program, Formerly Used Defense Sites (DERP-FUDS). The six (6) USTs were removed in November 2010. The project is currently in the Remedial Action – Operation phase.

7.0 EVALUATION OF PRESENCE OF HTRW AREAS OF CONCERN

HTRW Project 03 was approved to remove buried radioactive medical waste from the site, but was transferred to Potentially Responsible Party (PRP) / HTRW Project 04 due to the University of Miami's involvement in the contamination. Response Complete (RC) and Project Closeout (PCO) was achieved in 2001.

HTRW Project 05 project addresses the area formerly occupied by Hangar #1 and #2 and five (5) maintenance shop buildings of the former NAS. The maintenance shops were utilized for steam cleaning engines, woodworking, metal crafting, and surface lamination prior to the fire and collapse at the hangar areas. The site is believed to have been used as part of the NAS helium plant after the 1945 hurricane and fire at the facility. Miami-Dade County Parks and Recreation, which operates the Gold Coast Railroad Museum at the site, now own the property. A USACE site inspection and review of regulatory enforcement actions against the railroad museum indicate the site may be impacted by post DoD activities, thus causing a potential mixing of DoD and post-DoD contamination. Due to these site conditions, this project will now be addressed under PRP/HTRW Project 07. HTRW Project 05 will proceed to PCO.

HTRW Project 06 project addresses an incinerator used by the former Richmond NAS, but reportedly not by any subsequent owners. The project is currently in the Remedial Investigation / Feasibility Study (RI/FS) phase to investigate contamination related to the former incinerator.

8.0 EVALUATION OF POTENTIALLY RESPONSIBLE PARTY/HTRW AREAS OF CONCERN

PRP/HTRW Project 04 was approved to remove HTRW Project 03, radioactive medical waste. The removal action was initiated in 2003. Response Complete was achieved in 2006, and the project was declared NDAI in 2009.

A new PRP/HTRW project 07 will address the area formerly occupied by Hangars #1 and #2 and five (5) maintenance shop buildings of the former Richmond NAS. The maintenance shops were utilized for steam cleaning engines, woodworking, metal crafting, and surface lamination prior to the fire and collapse at the hangar areas. The site is believed to have been used as part of the NAS helium plant after the 1945 hurricane and fire at the facility. Miami-Dade County Parks and Recreation, which operates the Gold Coast Railroad Museum at the site, now own the property. A USACE site inspection and review of regulatory enforcement actions against the railroad museum indicate the site may be impacted by post DoD activities, thus causing a potential mixing of DoD and post-DoD contamination.

9.0 SUMMARY AND CONCLUSIONS

The Richmond NAS was a Lighter than Air (LTA) Blimp base constructed during WWII. The base consisted of three blimp hangars (Hangars # 1, 2 & 3), mooring-out sites (Landing Mats), a helium plant (including an Horton sphere), a maintenance shop, propeller shop, battery shop, welding shop, plating shop, paint shop and other support facilities. Most of the shops were located either in bays within Hangar # 1 or north of Hangar # 1 in separate areas. A bunker area, High-explosives storage area, Ammunition Magazine storage area and a Firing range reportedly existed on the southern part of the base, south of the largest landing mat.

On September 1945, a massive hurricane, and an associated fire starting in Hangar # 1, destroyed the Hangars, Blimps, fixed wing aircraft and many other structures associated with the base. Based on the former NAS operations, heavy metals (lead, chromium), degreasers and solvents (chlorinated solvents) and other volatile organic contaminants may be present in site soils and/or groundwater. It is also possible that the September 1945 hurricane and fire could have exacerbated any soil and/or groundwater contamination. Site cleanup activities after the hurricane were limited solely to removal of construction and demolition debris. (Information for this section excerpted from the Florida Department of Environmental Protection Preliminary Assessment for this property date August 16, 2010).

Another area of concern, although not related to former Richmond NAS activities, is a former disposal area for laboratory wastes from biological and medical research. This area, approximately one acre in size, is located on the former NAS on the University of Miami South Campus and was reportedly used for the disposal Low Level Radioactive waste from 1946 to 1970. The waste consisted of liquid scintillation vials, irradiated animal carcasses and other contaminated materials including paper, plastic and glass. A source removal, managed and overseen by the NRC, was undertaken and completed

in 2003. Low levels of naturally occurring radioactive materials (NORM) were detected, but the levels were consistent with nationwide background levels. However, confirmation soil testing indicated that arsenic is still present in soils above the State of Florida Chapter 62-777 F.A.C Soil Cleanup Target Levels (SCTLs) for direct contact in a residential setting. This may warrant additional soil assessment in this area. (Information for this section excerpted from the Florida Department of Environmental Protection Preliminary Assessment for this property date August 16, 2010).

The karstic Biscayne aquifer, the Aquifer of Concern, has been designated as a sole-source aquifer. However, due to the limited number of groundwater targets, the groundwater pathway is not a major concern at this time. Surface water may have a potential for contamination via drainage from the on-site drainage ditch, which may pose a threat to the environment and human targets through sensitive environment and food chain contamination, respectively. Due to the potential for surface soil contamination and the presence of a residential population, a school, campground, and a significant number of terrestrial sensitive environments in the Miami Metro Zoo, the soil exposure pathway is a major concern. No release to the air is suspected due to a combination of heavily vegetated cover and impervious surfaces and the lack of odors or blowing particulates during the windshield survey. (Information for this section excerpted from the Florida Department of Environmental Protection Preliminary Assessment for this property date August 16, 2010).

Various investigations and remedial actions have identified areas of the former Richmond NAS that have been affected by materials used the U.S. Navy. Projects have been developed under the Defense Environmental Restoration Program for Formerly Used Defense Sites to address these affected areas.