

Appendix D
**CONTAMINATION
SCREENING EVALUATION**

for the
***J.W. Corbett Wildlife Management Area
Proposed Land Transfer***

Palm Beach and Martin Counties, Florida

JANUARY 2005

Prepared For:



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Section 1.0

PURPOSE AND NEED

1.1 INTRODUCTION

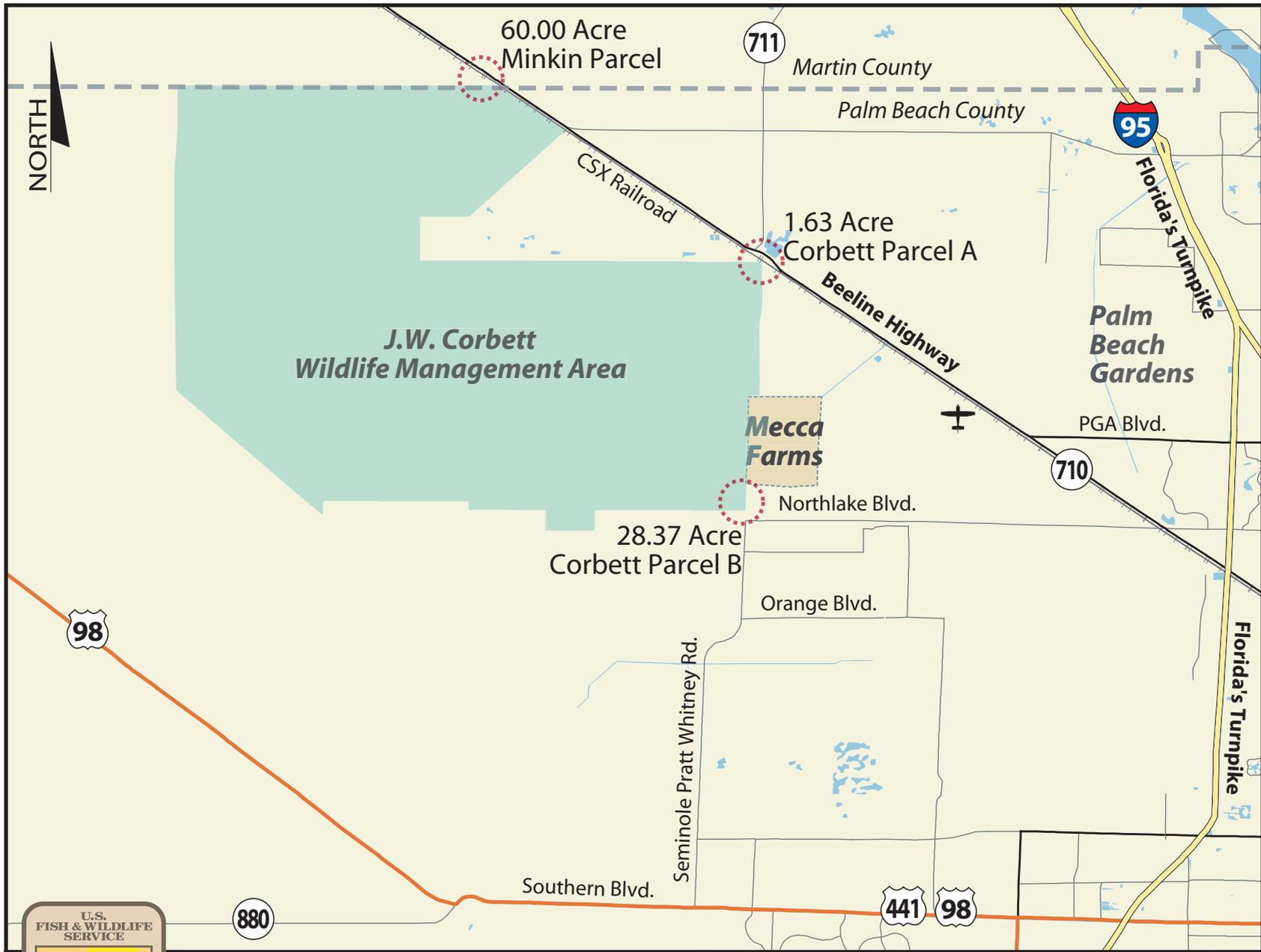
Palm Beach County, Florida (the County), in cooperation with the U.S. Fish and Wildlife Service (the Service, we, our), is preparing an Environmental Assessment (EA) to assess a proposed change in the use of lands within the J.W. Corbett Wildlife Management Area (JWCWMA) in Palm Beach County. Two tracts of JWCWMA land would be used for purposes other than which they were acquired with Federal funds. The proposed action is a transfer of easements, or rights of use, not a fee simple transfer of ownership, which is consistent with the Florida Fish and Wildlife Conservation Commission's (FWC) determination that no surplus lands exist on the JWCWMA. The wildlife-related values of those two tracts would be replaced by adding to the JWCWMA adjacent lands in Martin County, Florida.

This analysis considers the potential direct, indirect, and cumulative impacts associated with the proposed change in use of the JWCWMA lands, as well as the proposed mitigation for those impacts. A vicinity map of the study is depicted on **Figure 1-1**, Project Location Map.

The Service's need is to evaluate and respond to a request that we review for approval, the proposed change in use of the JWCWMA tracts and the replacement of those tracts. The Service's purpose is to maintain and enhance the ecological integrity and wildlife-related values of the JWCWMA and to respond to the request in a manner consistent with our mission, the goals of the Pittman-Robertson Wildlife Restoration Act of 1937, the Employment Act of 1946, the National Environmental Policy Act of 1969 (NEPA), and other statutes, regulations, and Executive Orders.

1.2 BACKGROUND

In a letter dated August 2, 2004, the FWC asked the Service to review for approval the application from the County to the FWC requesting five easement areas on the JWCWMA. The request was made to the Service because acquisition of the JWCWMA was partially funded through the Pittman-Robertson Wildlife Restoration Act (16 US Code [USC] Chapter 669 et seq.). Pittman-Robertson Wildlife Restoration Act funds are generated from excise taxes on certain sporting/hunting equipment and administered through the Service. Accordingly, the Service shares responsibility for authorizing the change in land use and transfer that are to be analyzed.



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PROJECT LOCATION MAP

Figure 1-1

The Scripps Research Institute (TSRI), based in La Jolla, California, has been considering the development of a new East Coast center for biomedical research, technology development, and drug design. The State of Florida (the State), desirous to cultivate a knowledge-based economy through the creation of a biomedical research institute and research cluster, has worked closely with TSRI on locating a potential facility site. After considering several potential locations statewide, a tract in Palm Beach County large enough to accommodate TSRI and any related businesses and support infrastructure that would be expected to follow has been selected and acquired.

The County purchased a 1,919.23-acre tract formerly called Mecca Farms in the north central portion of Palm Beach County, which entirely comprises the proposed future site of the Palm Beach County Biotechnology Research Park (PBCBRP). The site was chosen over other potential locations most significantly because of its size, amount of developable land, and proximity to the amenities offered in north Palm Beach County. The County has asserted, and the State has reviewed and accepted, that none of the other potential sites met the requirements of TSRI and the Palm Beach County Business Development Board.

It is the intention of the County to develop a sustainable and economically viable project by creating a master development plan that clusters land uses specifically to promote intellectual transfer between the researchers and scientists at TSRI and other related companies located nearby within the PBCBRP. Both the State and the County are providing economic stimulus packages to help establish the initial facility.

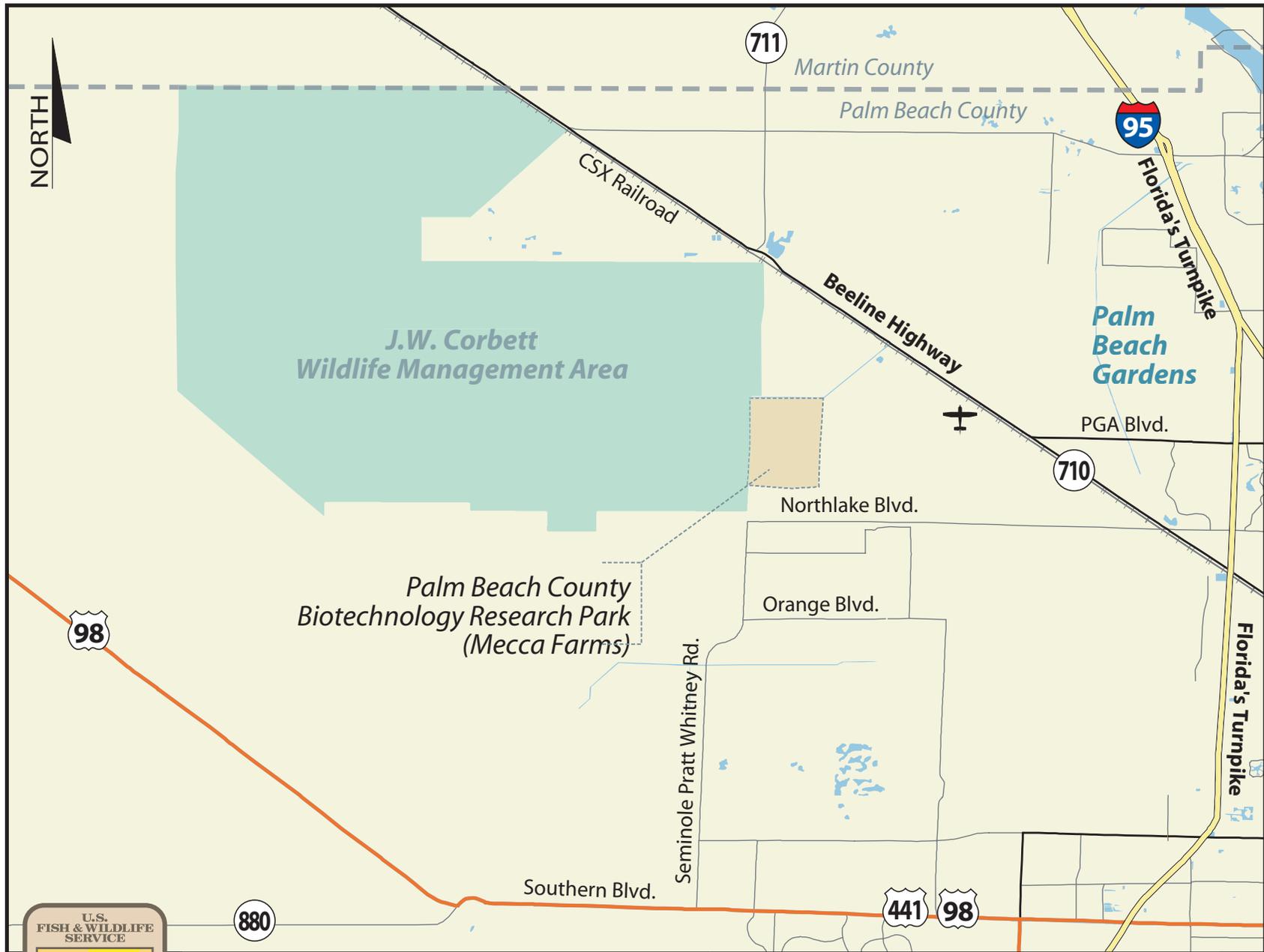
In May 2004, the County submitted a Development of Regional Impact (DRI) Application for Development Approval (ADA) for the PBCBRP project site (see **Figure 1-2**) to the State for subsequent approval. TSRI would occupy approximately 102.03 acres of the site.¹ Much of the remaining land would be made available to other biotechnology companies and related high technology industries and support infrastructure. The County also proposes to use a portion of the property to enhance surrounding environmentally-sensitive lands, meet regional water management goals, and to buffer nearby residents.

The County has determined that key infrastructure components of the proposed PBCBRP would occur off the PBCBRP project site. The County, with concurrence from FWC, has determined that there is no other reasonable alternative but to utilize parts of the JWCWMA, which adjoins the proposed PBCBRP, for these key infrastructure components.² The infrastructure plans call for the construction of a new Florida Power & Light (FP&L) substation and transmission poles/lines, modifications to the Corbett Canal, and the widening and extension of Seminole Pratt Whitney Road, all which are within the JWCWMA. The FWC also determined that the proposed change in use of the JWCWMA tracts is inconsistent with the purposes for which the tracts were acquired.³

¹ PBCBRP ADA, Part II, Question 10, Page 10-1, May 10, 2004.

² Palm Beach County Request for JWCWMA Easements, June 3, 2004.

³ FWC letter dated August 2, 2004.



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**PALM BEACH COUNTY
BIOTECHNOLOGY RESEARCH PARK
LOCATION MAP**

Figure 1-2

Plans to widen and extend Seminole Pratt Whitney Road and to modify the Corbett Canal existed as speculative plans before the PBCBRP proposal was developed. Widening and extending Seminole Pratt Whitney Road is included in the adopted 2030 Long Range Transportation Plan (LRTP) for Palm Beach County and the 2030 Adopted Cost Feasible Plan Map. The 2030 Thoroughfare Roadway Plan has also identified the widening and extension of Seminole Pratt Whitney Road as necessary to accommodate future growth in north central Palm Beach County. In addition, the Comprehensive Everglades Restoration Plan (CERP) calls for creating new waterway corridors to move water from the L-8 reservoir located south of the JWCWMA northward along the property to the existing C-18 canal and eventually to the Loxahatchee Slough and River. The proposed Master Plan for the PBCBRP shows a “flow way” to be constructed along its western boundary to accommodate the waterway corridor through its site. The proposed land transfer on the JWCWMA would provide the needed waterway corridor connection from the JWCWMA and L-8 reservoir to the existing C-18 canal to complete the system.

1.3 SUMMARY OF PUBLIC PARTICIPATION, ISSUES, AND CONCERNS

The scoping process indicates that there is broad public interest in a range of secondary and related cumulative effects of the proposal to transfer interests in approximately 30 acres of the JWCWMA to the County and receive a 60-acre tract of land as replacement land. That is, the public appears to view the proposed transfer of JWCWMA lands from the perspective of regional development trends. Furthermore, the public interest in development trends encompasses a wide range of factors, from traffic and pollution to infill of undeveloped areas.

This suggests that, to facilitate public involvement, our analysis should follow a presentation format that differs from the Service’s traditional approach. Typically, the Service separates anticipated effects into direct, indirect (or secondary), and cumulative analyses. Direct and indirect effects are the activity-specific effects on resource, ecosystem, and human community components of interest for the analysis (Components or Indicators). Cumulative effects, on the other hand, are Component-based. Cumulative effects analyses start with an understanding of the general status and trends of the Component and try to predict how the activity would affect those trends; the influence could be neutral, synergistic, countervailing, additive, or subtractive.

The presentation format suggested by our scoping process is incorporated into the Environmental Consequences section of this document. The Service and other stakeholders and coordinating agencies must consider some specific Components, such as those that indicate how the proposal would affect the ecological integrity and wildlife-related values of the JWCWMA, so the Environmental Consequences section blends the Service’s traditional presentation format with the public involvement format suggested in the scoping process. The scoping process also leads us to believe that this document successfully incorporates the planning, analytic, and public inputs, including public comments, that informed local, state, and Federal decisions related to various aspects of the PBCBRP proposal.

The Service, in conjunction with the FWC and the County, has initiated an inclusive outreach program in conjunction with our analysis of the proposal. The Service is providing opportunities for public comment and review of this EA and open house style public information meetings. The proposed land transfer is a small but related part of a larger development project that is controversial in the County.

Key elements of the project outreach program are discussed here. These outreach elements are comprehensive and form a framework to solicit and incorporate public involvement during our consideration of the proposed action.

1.3.1 EA ADVANCE NOTIFICATION PROCESS

The Service, through the Advance Notification Process, informed Federal, state, and local government agencies of the outline of this EA and its scope. The Service initiated project coordination on November 16, 2004, by distribution of an Advance Notification package to the Florida Department of Environmental Protection (DEP) - Florida State Clearinghouse. The Service and DEP will ensure that the County's request for permission to change the authorized use of certain tracts within the JWCWMA and the related environmental documents are reviewed in accordance with the intergovernmental coordination and review procedures administered by the State Clearinghouse. Appendix A contains a copy of the Advance Notification package and the cover letter with the agency mailing list.

1.3.2 EA NOTICE OF AVAILABILITY

The Service has advertised in the local Palm Beach Post newspaper the public availability of the EA. The Service has also notified the public, media, elected officials, agencies, and special interest groups of the EA's availability through the use of individual notification letters, media packages, press releases, teleconferences, and creation of a dedicated internet web site (<http://southeast.fws.gov>).

1.3.3 EA PUBLIC INFORMATION MEETING

On February 2, 2005 (after 23 days of EA public availability), the Service will conduct a Public Open House Meeting to allow the public to review and comment on the EA. The comment period for the EA will remain open for 10 days after the Public Open House Meeting, with the comment period ending February 14, 2005.

1.3.4 REVISED EA PUBLIC NOTICE

The Service is committed to revise all or parts of this document if the public comments or our analysis raises new information or issues that warrant such action. We would prepare a Revised EA (REA) incorporating the relevant new information or issues, and initiate a new public review process.

1.3.5 REA PUBLIC INFORMATION MEETING

During the public availability review period, the Service will hold a second Public Open House Meeting to allow the public to comment on the REA. The Service anticipates the second Public Open House Meeting in April 2005. We intend to use that opportunity to either (1) give the public an opportunity to review how we addressed their comments, and to enhance the effectiveness of their participation in our NEPA process, or, alternately, (2) allow public review and comment on the REA, if one is warranted.

The Service's NEPA process and milestones are shown on **Figure 1-3**. The Service will make a decision on the proposal in May 2005 using the EA. The Service could determine that the proposal is unlikely to have a significant impact or that an Environmental Impact Statement (EIS) should be prepared.



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**US FISH AND WILDLIFE SERVICE
NEPA PROCESS AND MILESTONES**

Figure 1-3

Section 2.0

ALTERNATIVES

2.1 INTRODUCTION

As part of the EA process for analyzing the proposed JWCWMA land transfer, the following factors were taken into consideration:

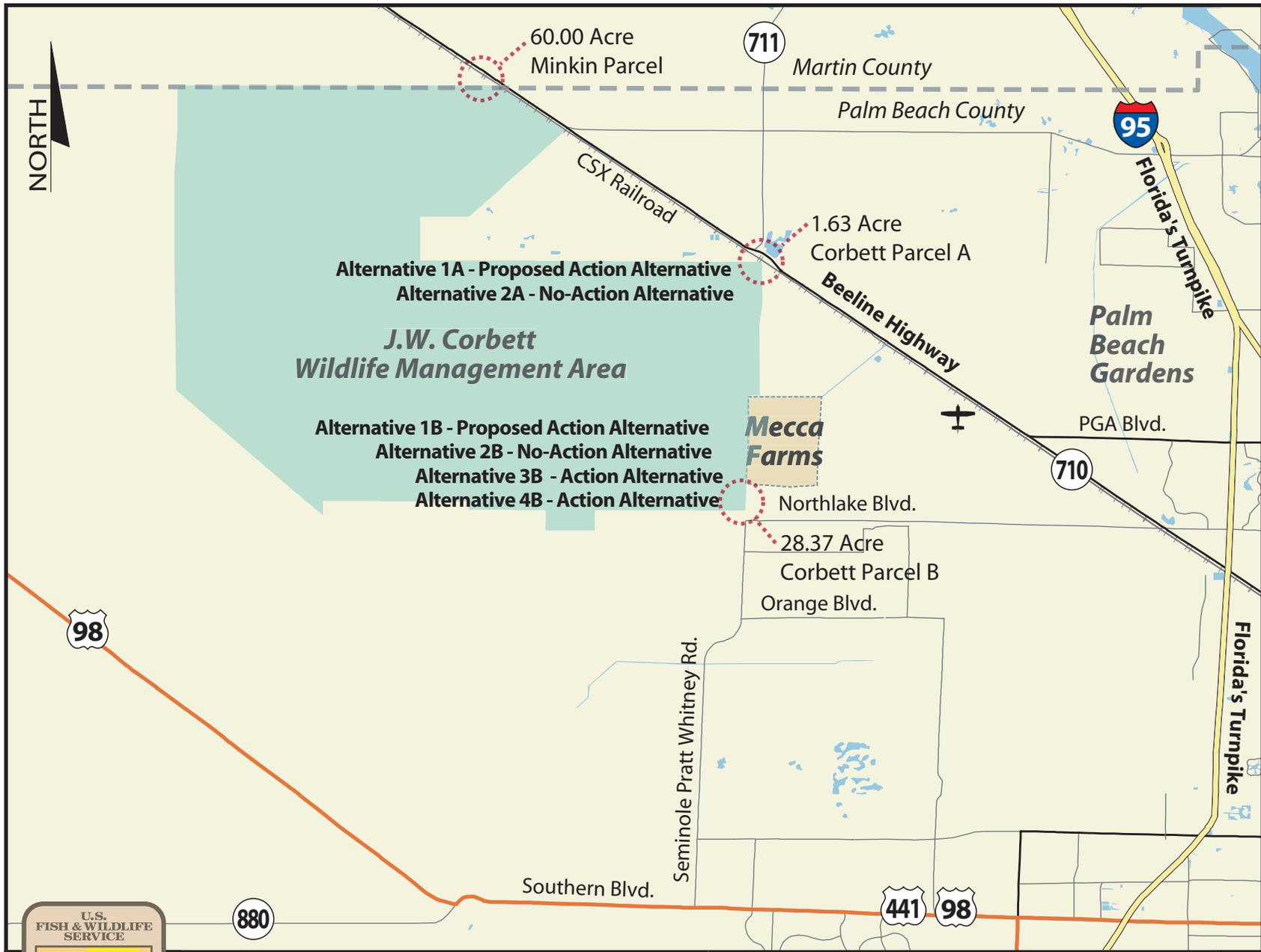
- **Engineering:** The design and location of the proposed improvement facilities;
- **Environmental:** Social, cultural, natural and physical factors; and
- **Public Involvement:** Needs and concerns of the local community.

The following sections describe the viable alternatives that were considered and could fulfill the purpose and need for the proposed action.

The proposed action includes a change in the use of lands within the JWCWMA. Two tracts of JWCWMA land (Corbett Parcel A and Corbett Parcel B) located in Palm Beach County, Florida, would be used for purposes other than those for which they were acquired; the wildlife-related values of those tracts would be replaced through the addition of lands adjoining the JWCWMA in Martin County, Florida (see Section 1.0, Purpose and Need, and Figure 1-1, Project Location Map). The change in land use within Corbett Parcels A and B and the associated replacement of wildlife-related values through the addition of Martin County lands would accommodate key infrastructure components of the proposed PBCBRP.

There are alternative actions for each of the JWCWMA parcels under evaluation in this EA. **Figure 2-1** shows the alternative actions for Corbett Parcels A and B. To enhance our analysis, we consider alternatives to the proposed Parcel A transfer independent of the proposed Parcel B transfer. Thus, we have two alternatives that comprise the proposed transfer (1A and 1B), two alternatives that comprise our no-action alternative (2A and 2B), and two alternative configurations of Parcel B that could address our need and partially address the County's goals (3B and 4B). Listed below are the alternatives discussed in this section:

- **Parcel A Alternative 1A:** This alternative is identified as the proposed action alternative and would require the transfer of 1.63 acres of JWCWMA land;
- **Parcel A Alternative 2A:** This alternative is identified as the no-action alternative and would not require any land from the JWCWMA;
- **Parcel B Alternative 1B:** This alternative is identified as the proposed action alternative and would require the transfer of 28.37 acres of JWCWMA land;



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ALTERNATIVE ACTION LOCATIONS

Figure 2-1

- **Parcel B Alternative 2B:** This alternative is identified as the no-action alternative and would not require any land from the JWCWMA;
- **Parcel B Alternative 3B:** This alternative is an optional action alternative and would require the transfer of 8.11 acres of JWCWMA land; and
- **Parcel B Alternative 4B:** This alternative is an optional action alternative and would require the transfer of 5.44 acres of JWCWMA land.

2.2 ALTERNATIVES

2.2.1 CORBETT PARCEL A ALTERNATIVES

2.2.1.1 Alternative 1A

The Service, in coordination with Palm Beach County and the Florida Department of Transportation (FDOT), has modified the size of the proposed Parcel A easement transfer as a result of discussions initiated through the Advanced Notification process. The total acreage believed necessary for the proposed realignment of the Seminole Pratt Whitney Road extension is 1.63 acres. The proposed transfer of Parcel A has been increased from the FWC's request of 1.25 acres to 1.63 acres. This modification would accommodate the typical section of a staged two-lane and four-lane roadway, and if ultimately necessary a six-lane roadway. The modified proposal takes advantage of the present process to ensure a holistic analysis instead of piece-mealing easement requests. The proposal would approve the FWC's current request, and would pre-approve FWC authorization of an additional easement transfer request, which is anticipated to coincide with the start of construction of the realignment of the Seminole Pratt Whitney Road extension. The FWC's original request to approve the transfer of easements on 1.25 acres at Parcel A will not be considered because of information gained during the Advanced Notification process.

Alternative 1A is the proposed action alternative for Corbett Parcel A (see **Figure 2-2**). Located at the northeast corner of the JWCWMA, this 1.63-acre parcel would accommodate the construction of a future two-lane, expandable to four- or six-lane divided, connection of Seminole Pratt Whitney Road to the Beeline Highway (State Road 710 [SR 710]). South of Parcel A, the County is proposing a four-lane roadway, expandable to six lanes, through the Mecca property to its south boundary, and from there continuing south as a six-lane roadway to Northlake Boulevard. In order for Seminole Pratt Whitney Road to connect to SR 710, it is necessary to cross existing CSX railroad tracks; the proposed action calls for utilizing the existing railroad crossing at the Pratt Whitney facility entrance. The CSX rail crossing would be upgraded as necessary to safely accommodate the additional lanes in accordance with the County, FDOT, and CSX rules and regulations. In order to make the westerly turn required to align with the existing crossing, it is necessary to cross a corner of the JWCWMA; this crossing results in the 1.63-acre impact.

2.2.1.2 *Alternative 2A*

Alternative 2A is the no-action alternative for Parcel A (see **Figure 2-3**) and would not involve an easement across the JWCWMA. This concept would place the new alignment for the Seminole Pratt Whitney Road extension entirely to the east of Parcel A on County-owned lands, cross the CSX railroad line above-grade, and interchange with SR 710 without any direct impact to the JWCWMA. Due to the close proximity of the potential new CSX crossing to the CSX spur track immediately to the east, and the existing Pratt-Whitney facility road crossing to the west, a grade-separated crossing of CSX would be required. This grade-separated crossing would require a minimum 23.5-foot clearance over the railroad. Approximately 19 to 20 trains per day use this section of CSX railroad line and it is also an AMTRAK route.

2.2.2 *CORBETT PARCEL B ALTERNATIVES*

2.2.2.1 *Alternative 1B*

Alternative 1B is the proposed action alternative for Corbett Parcel B (see **Figure 2-4**). This alternative would utilize an easement across the southeast corner of the JWCWMA. The easement would include 4.73 acres to accommodate the proposed 60-foot widening of Seminole Pratt Whitney Road including an underground power distribution line; 13.91 acres to allow for the construction of a 150-foot “canal/flow way” (i.e., Corbett Canal) by the South Florida Water Management District (SFWMD) as part of the CERP Project; 3.36 acres for the construction of a 40-foot canal maintenance area; and 6.37 acres to accommodate an electrical substation for FP&L adjacent to the existing power line transmission corridor. The canal maintenance area on the east side of the proposed Corbett Canal would also provide for a hiking/biking/equestrian trail (activities trail) to a proposed trailhead located immediately east of the JWCWMA South Entrance. The easement being requested from JWCWMA would accommodate the future requirements of SFWMD and the CERP Project. The total acreage that would be impacted in the JWCWMA for this alternative is 28.37 acres. In addition to the JWCWMA impacts, the expansion of Seminole Pratt Whitney Road south of the JWCWMA to Northlake Boulevard would require the taking of land from six residential properties on the west side of Seminole Pratt Whitney Road.

2.2.2.2 *Alternative 2B*

Alternative 2B is the no-action alternative for Parcel B (see **Figure 2-5**). This alternative accepts County assertions that all of the right-of-way for the expansion of Seminole Pratt Whitney Road within a 60-foot right-of-way would be obtained from properties on the east side of the existing Seminole Pratt Whitney Road, including residential lots in the area known as “The Acreage” between Northlake Boulevard and the Mecca property.⁴ The electrical substation would be sited on 7.13 acres at the northeast corner of the intersection of the existing electrical transmission lines and Seminole Pratt Whitney Road. Underground power distribution lines would be run within a 60-foot additional FP&L easement north from the substation to the PBCBRP site. This alternative would have no involvement with the JWCWMA adjacent to and south of the PBCBRP site. This alternative does not include any accommodation for a canal/flow way (CERP Project) or an activities trail.

⁴ Memorandum from Palm Beach County to U.S. Fish and Wildlife Service, December 28, 2004.

The Service accepts, for the purpose of this analysis, the County's assertion that condemnation of the 60-foot road right-of-way and 60-foot utility easement would be required from several residential properties fronting on the east side of the existing Seminole Pratt Whitney Road from Northlake Boulevard north to the Mecca property. County condemnation proceedings for approximately eight residential properties (whole takes) would be required for the substation and roadway right-of-way.⁵ A total of 20 residential properties would be directly impacted by condemnation under this alternative.

2.2.2.3 *Alternative 3B*

Alternative 3B would include the 60-foot expansion of Seminole Pratt Whitney Road on the east side of the existing roadway (requiring condemnation of right-of-way from 17 residential lots in The Acreage) and two new overhead power transmission lines in the JWCWMA to connect to a proposed utility pod in the PBCBRP (see **Figure 2-6**). One of the new overhead transmission lines would be a single circuit transmission line within a 30-foot easement (4.02 acres) that would run along the west side of Seminole Pratt Whitney Road north to an electric substation within the PBCBRP. The second proposed overhead transmission line within a 60-foot easement (4.09 acres) would be a single circuit from the existing transmission corridor in the JWCWMA east to the electric substation in the PBCBRP, a distance of approximately 3,000 feet, with an above-grade patrol road for maintenance purposes. This alternative does not include any accommodation for a canal/flow way (CERP Project) or an activities trail. The total acreage that would be impacted in the JWCWMA for this alternative is 8.11 acres. In addition to the 8.11 acres directly impacted, this alternative creates, from a management perspective, a completely isolated 138-acre parcel of property within the JWCWMA bordered by the existing and proposed FP&L transmission line easements.

2.2.2.4 *Alternative 4B*

Alternative 4B would include the 60-foot expansion of Seminole Pratt Whitney Road on the east side of the existing roadway (requiring right-of-way taking from 17 residential lots in The Acreage) and a new power transmission line in the JWCWMA to connect to a proposed utility pod in the PBCBRP (see **Figure 2-7**). The new transmission line would run from the existing transmission corridor in the JWCWMA east to the substation in the PBCBRP, a distance of approximately 3,000 feet. The corridor for this transmission line would be 80 feet in width and requires 5.44 acres of land from the JWCWMA. This alternative does not include any accommodation for a canal/flow way (CERP Project) or an activities trail. The total acreage that would be impacted in the JWCWMA for this alternative is 5.44 acres. In addition to the 5.44 acres directly impacted, this alternative creates, from a management perspective, a completely isolated 138-acre parcel of property within the JWCWMA bordered by the existing and proposed FP&L transmission line easements.

⁵ Chapter 361.01, Florida Statutes (F.S.), 2004.

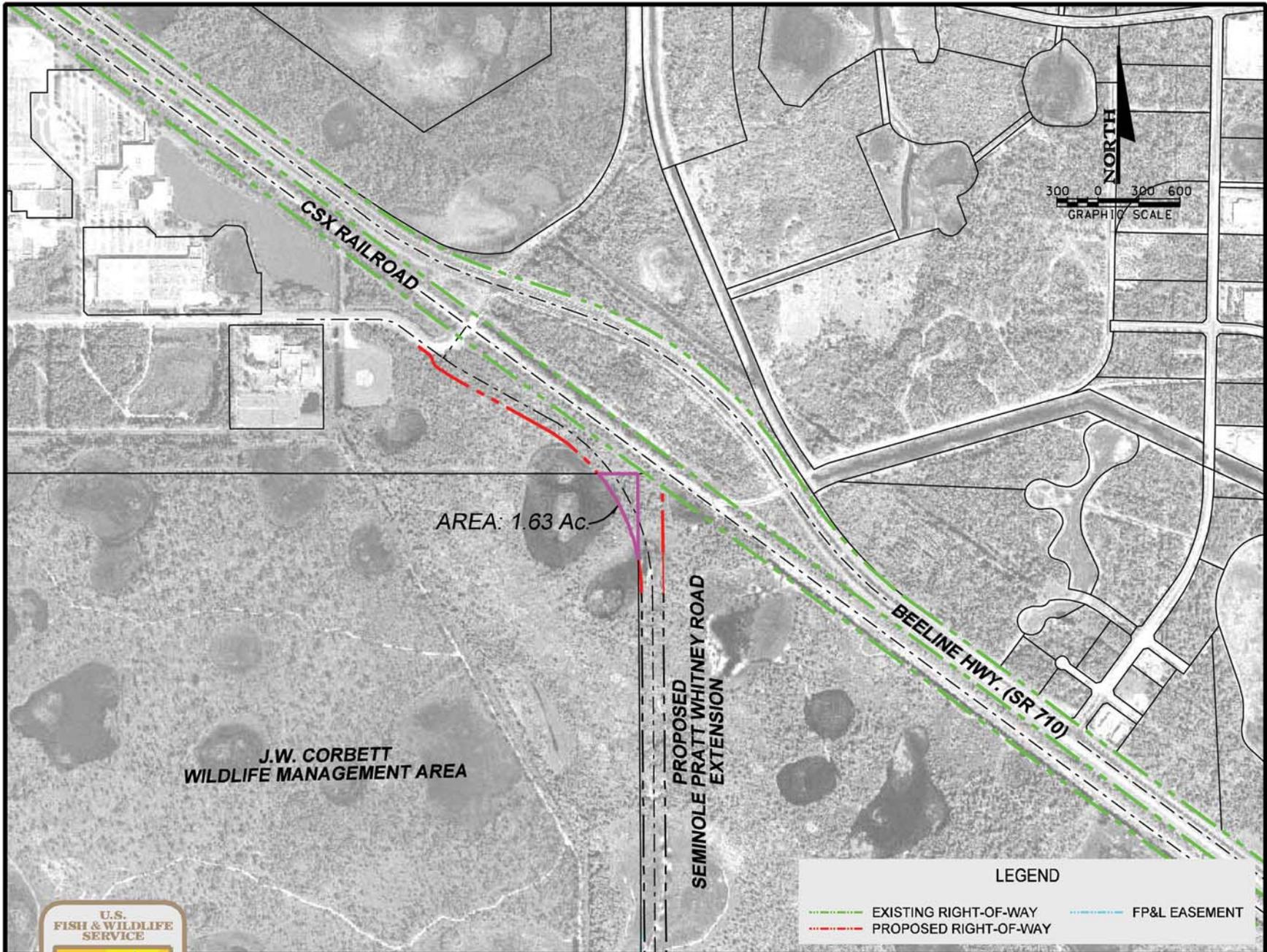
The direct, indirect (secondary), and cumulative impacts to the JWCWMA associated with the land transfer and easement actions are discussed in the Environmental Consequences section of this report.

Table 2-1 provides a summary of the alternatives.

**TABLE 2-1
SUMMARY OF ALTERNATIVES**

	Alternative 1A	Alternative 2A	Alternative 1B	Alternative 2B	Alternative 3B*	Alternative 4B*
Total Land (acres)	11.55	20.19	30.66	15.95	14.51	11.84
JWCWMA Land (acres)	1.63	0	28.37	0	8.11	5.44
Outside JWCWMA Land (acres)	9.92	20.19	2.29	15.95	6.40	6.40
Residential Relocations	0	0	0	8	5	5
Non-JWCWMA Parcels Impacted	2	4	6	20	17	17
CSX Crossing	At-Grade	Above-Grade	N/A	N/A	N/A	N/A

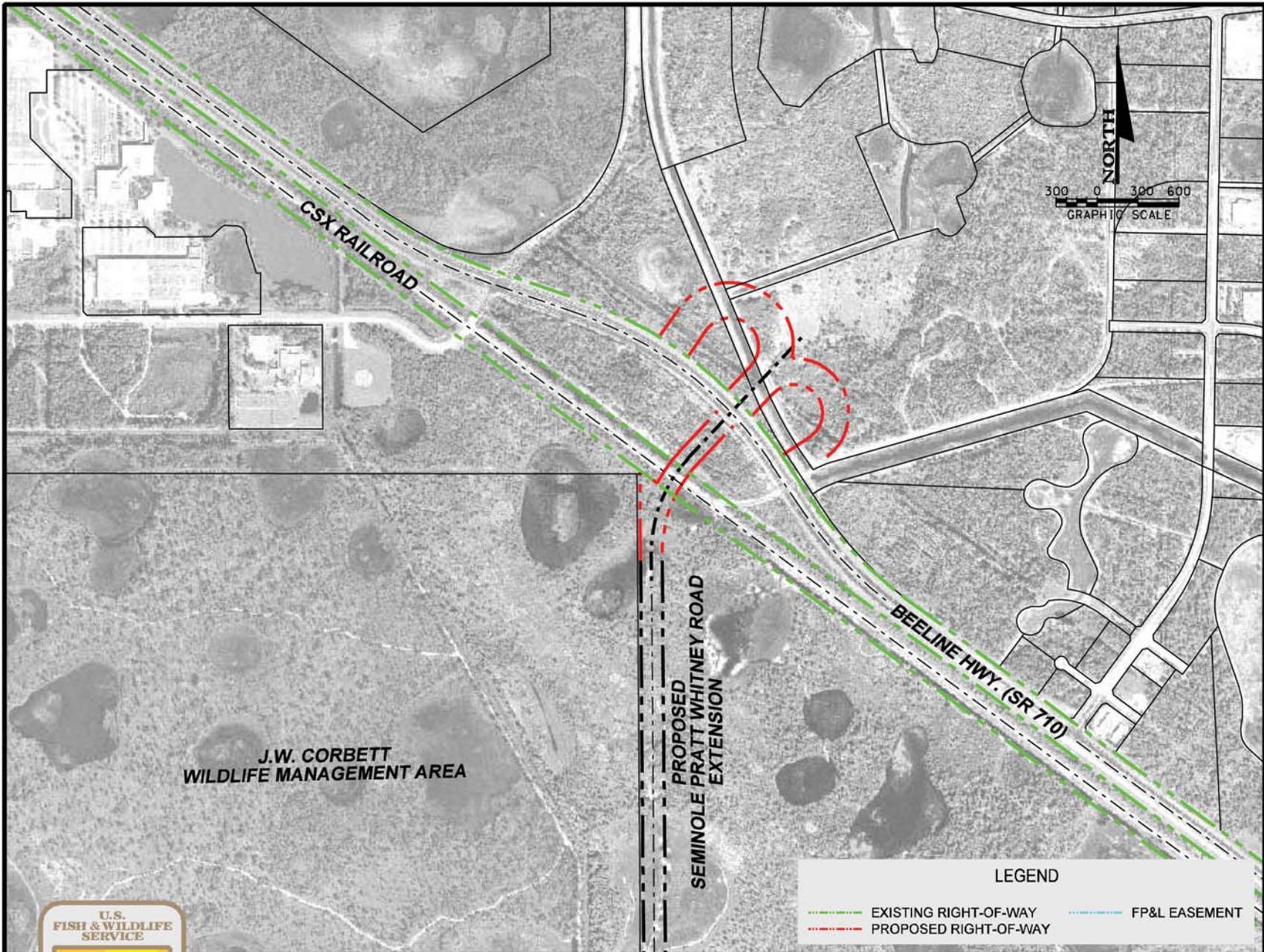
* Impacts associated with Alternatives 3B and 4B do not include the additional 138-acre parcel isolated within the JWCWMA.



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ALTERNATIVE 1-A

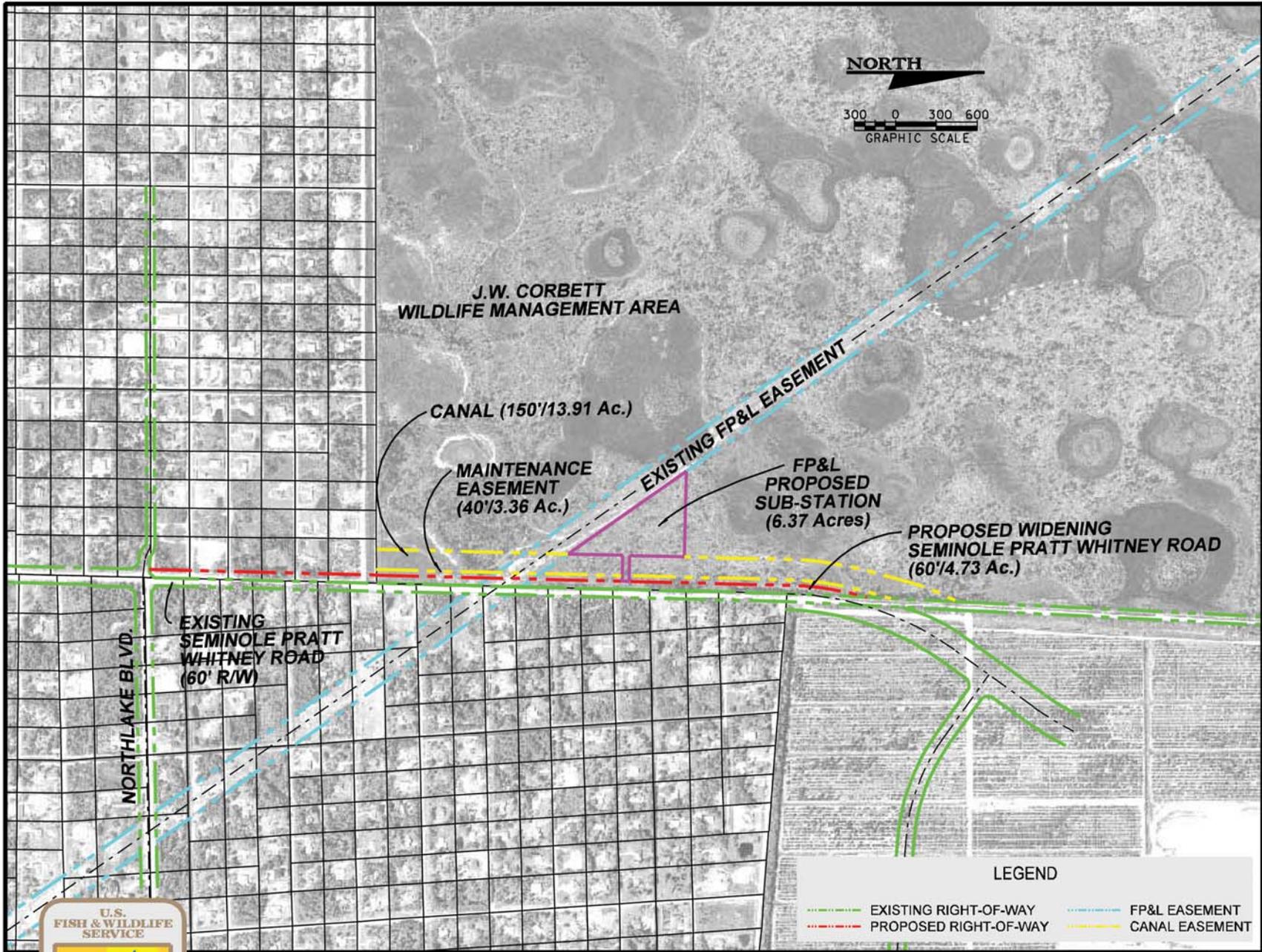
Figure 2-2



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**ALTERNATIVE 2-A
(NO ACTION)**

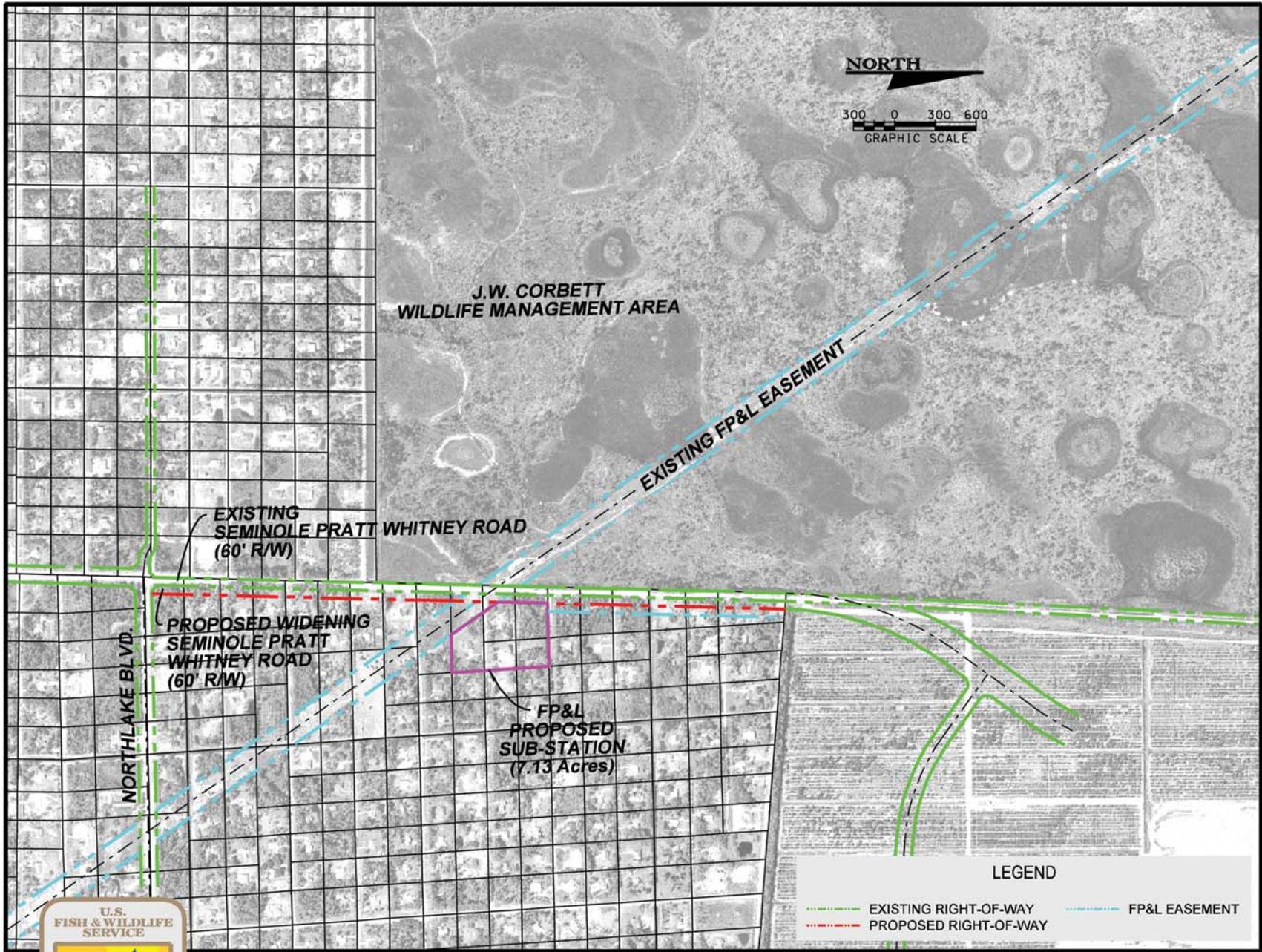
Figure 2-3



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ALTERNATIVE 1-B

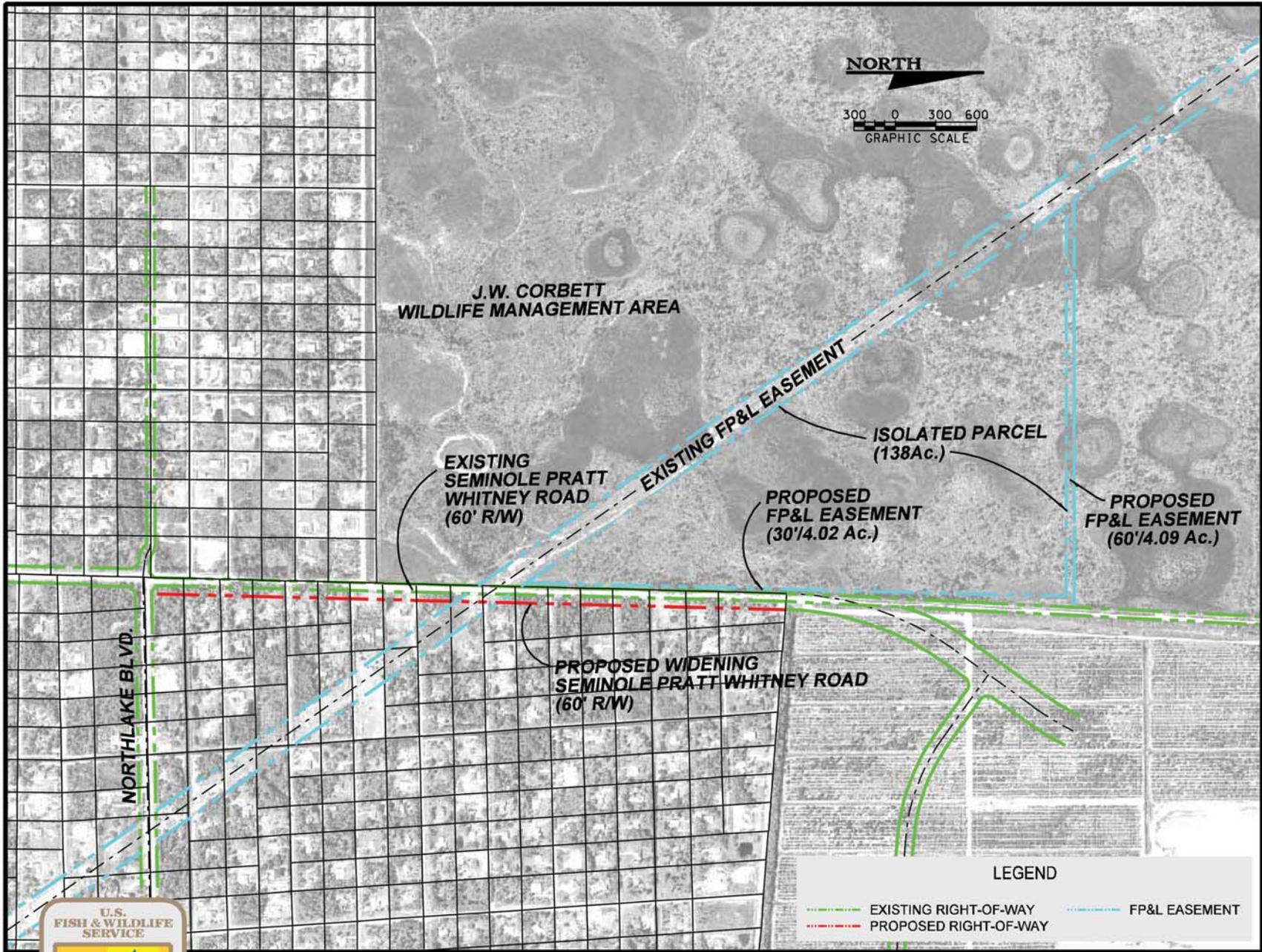
Figure 2-4



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**ALTERNATIVE 2-B
(NO ACTION)**

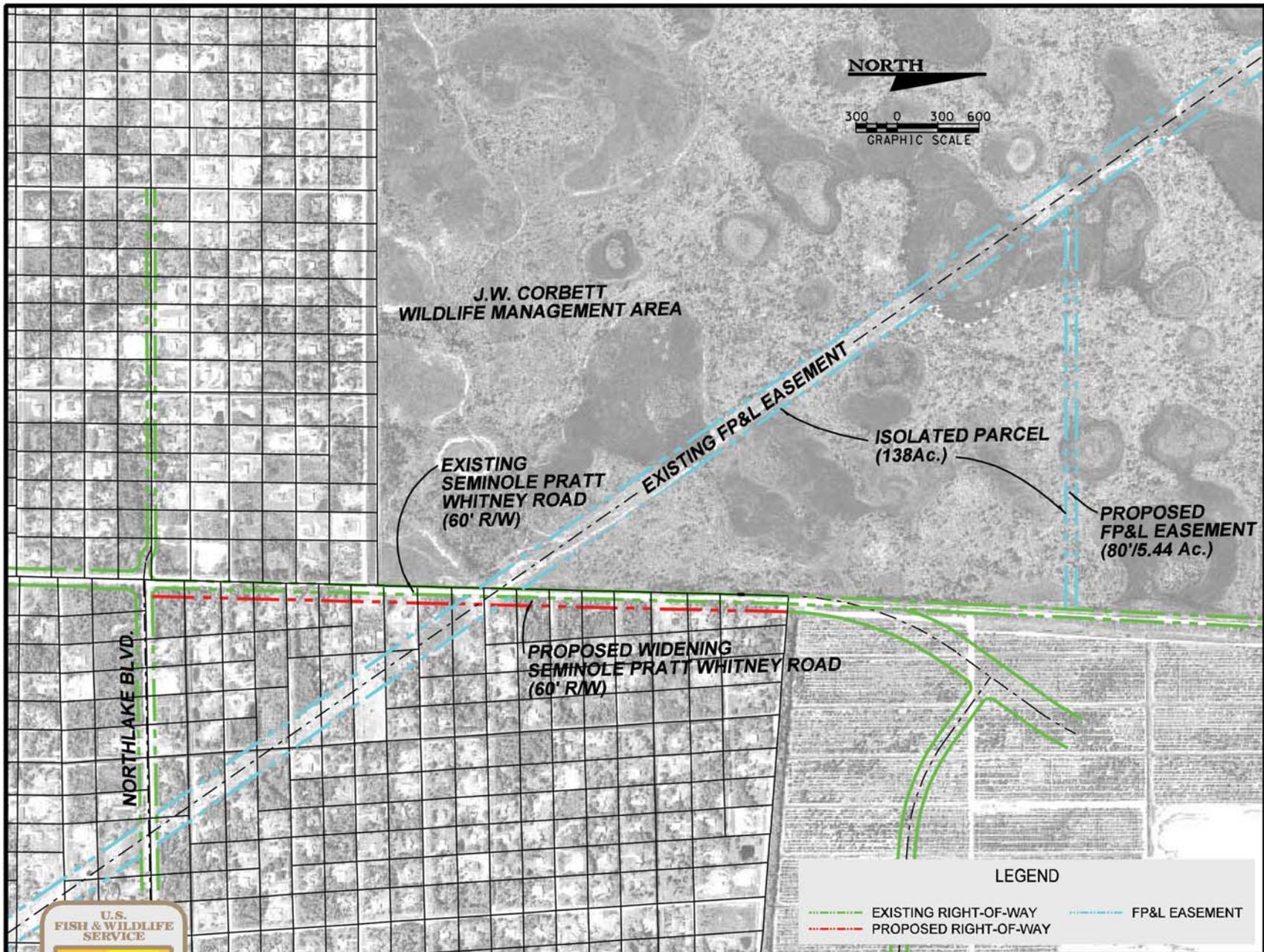
Figure 2-5



*J.W. Corbett Wildlife Management Area
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ALTERNATIVE 3-B

Figure 2-6



*J.W. Corbett Wildlife Management Area
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ALTERNATIVE 4-B

Figure 2-7

Section 3.0

METHODOLOGY

A Contamination Screening Evaluation (CSE) was conducted for the project alternatives (as described in Section 2.0). The purpose of the CSE is to evaluate the likelihood of environmental contamination present upon, below, or in the immediate vicinity of the three subject parcels and the associated alternatives.

In order to identify and evaluate sites containing hazardous materials, petroleum products, or other sources of potential environmental contamination, the following tasks were conducted:

- Review of the Phase I Environmental Site Assessments conducted on the 1.63-acre Corbett Parcel A, the 28.37-acre Corbett Parcel B, and the 60-acre Minkin Parcel, which were provided by the County.
- Review computer database files within the Phase I Environmental Site Assessments generated by FirstSearch Technology Corporation and review computer data base files provided by Environmental Data Resource, Inc. for the six alternatives: 1A, 2A, 1B, 2B, 3B, and 4B.
- Lists were queried to determine whether sites, listed in the U.S. Environmental Protection Agency (EPA) or the Florida Department of Environmental Protection (FDEP) environmental records, were present within specified search radii.

Comprehensive Environmental Response, Compensation and Liability and Information System List (CERCLIS);

CERCLIS No Further Remedial Action Plan;

Emergency Response Notification System List (ERNS);

Facility Index System List (FINDS);

Federal Superfund License;

Indian Reservations;

Material Licensing Tracking System;

Mines Master Index Files

 Uranium Mill Tailing Sites;

National Priorities List (NPL);

Proposed NPL Sites;

NPL Deletions;

Resource Conservation and Recovery Information System (RCRIS);

 Resource Conservation Recovery and Act (RCRA) Treatment, Storage and Disposal Facilities (RCRA TSD);

 RCRA Corrective Action Sites (RCRA COR);

 RCRA Large and Small Quantity Generators (RCRA GEN);

 RCRA Sites No Longer Regulated (RCRA NLR);

Hazardous Material Incident Response System (HMIRS);
National Compliance Database (NCDB);
National Pollution Discharge Elimination System (NPDES);
National Radon Database (NRDB);
Nuclear Regulatory Commission's List (NRC);
PCB Activity Database System (PADS);
Receptors;
Air and Surface Water Releases (RELEASES);
State Soil Geographic (STATSGO);
Toxic Release Inventory System (TRIS)
Florida Sites List (FL SITES);
Superfund Hazardous Waste Sites;
Superfund (CERCLA) Consent Degrees;
State Funded Action Sites;
Voluntary Cleanup Sites;
Solid Waste Facilities Database (SWF);
Underground Storage Tanks List (UST);
USTs on Indian Land;
Aboveground Storage Tanks (AST) List;
Leaking Underground Storage Tanks (LUST) List;
LUST on Indian Land;
Stationary Tank Inventory (STI) System List; and
Public Water Supply (PWS).

- Evaluate historical aerial photographs of the parcels taken in 1953, 1965, 1973, 1974, 1978, 1981, 1984, 1987, 1989, 1994, 1997, 1998, 2000, and 2003.
- Conduct field inspections of the three parcels and the six alternatives in order to evaluate each site for the presence of abandoned structures and/or historical operations, solid wastes, and areas where potential non-hazardous and/or hazardous wastes may have been discarded.

The three parcels and Alternatives 1A, 2A, and 1B involve undeveloped lands and do not have buildings or structures; therefore, no asbestos or lead-based paint surveys were required on these parcels. No surveys for potential asbestos-containing materials or lead-based paint were conducted on the residential houses or outbuildings associated with Alternatives 2B, 3B, or 4B. It is recommended that these surveys be performed should the demolition of any houses and buildings be necessary.

The results of the CSE for each alternative are provided in the following section.

Section 4.0

FINDINGS

4.1 CORBETT PARCEL A ALTERNATIVES

4.1.1 ALTERNATIVE 1A

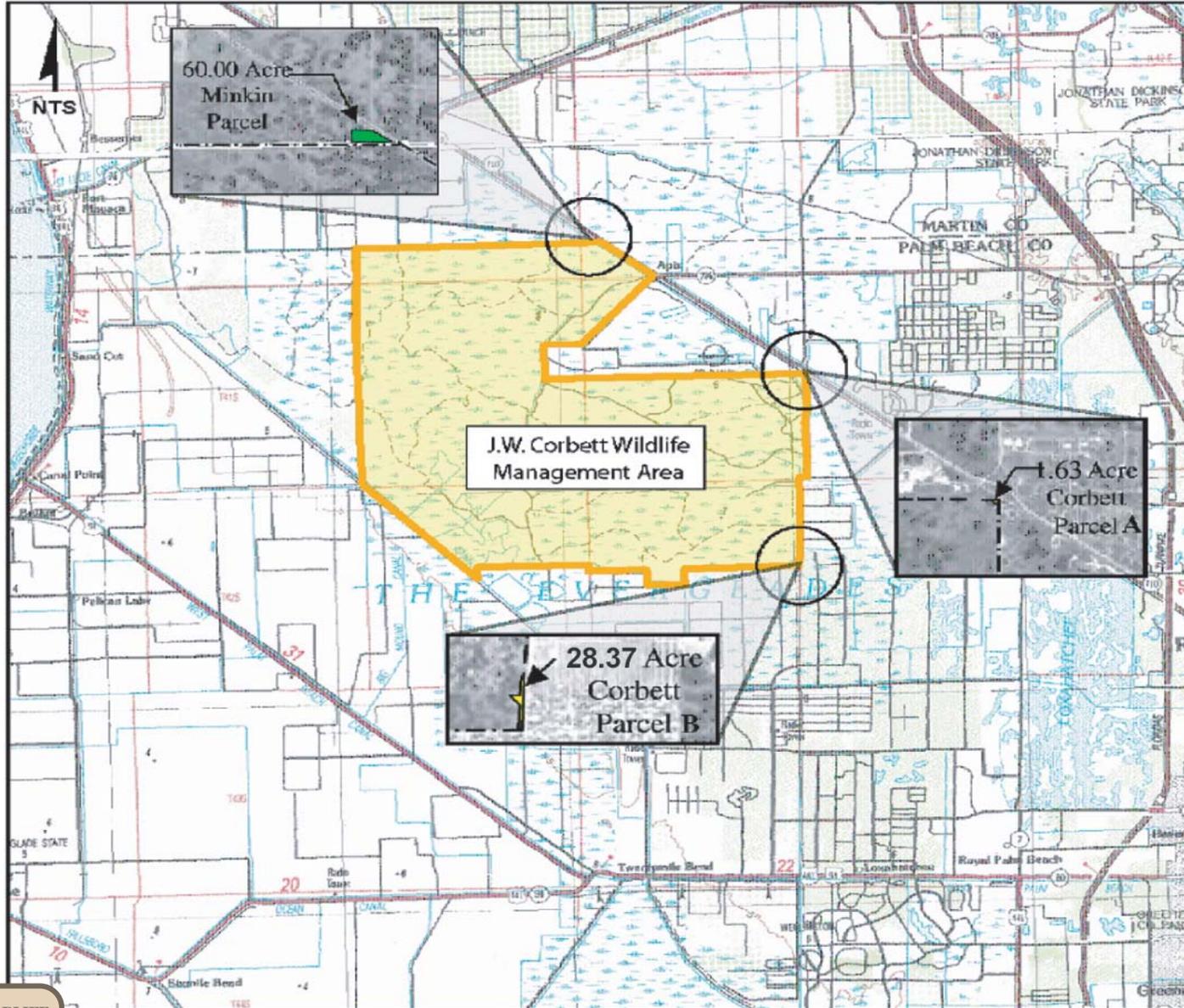
Parcels associated with this alternative are not listed on any of the Federal or state environmental databases, indicating that there is no current or former use involving the manufacture, storage, or disposal of hazardous or toxic materials or wastes. These parcels have been undeveloped since at least 1953.

Located approximately 0.25-mile west-northwest of the parcel is the Pratt & Whitney Aircraft/United Technologies Corporation (P&W/UTC) facility. This facility, which comprises approximately 7,000 acres is listed on the NPL but was reportedly dropped by the EPA from the proposed NPL in 1989. The facility has an unregulated landfill, documented soil, groundwater, and surface water contamination. Assessment and corrective actions are currently being conducted at various areas on the facility. The identified impacts do not extend off-site. Due to the distance of the P&W/UTC facility from the parcel (approximately 1,300 feet to the west northwest), the impacts identified at the facility do not pose an environmental concern to this parcel. **Figure 4-1** illustrates the location of the P&W/UTC with respect to the 1.63-acre Corbett Parcel A.

4.1.2 ALTERNATIVE 2A

Parcels associated with this alternative are not listed on any of the Federal or state environmental databases, indicating that there is no current or former use involving the manufacture, storage, or disposal of hazardous or toxic materials or wastes. Prior to 1953, a set of railroad (CSX) tracks were constructed across the central portion of the parcel. Prior to 1953, the parcel was undeveloped. There were no reported spills or discharges along this portion of the railroad tracks.

As part of railway regular maintenance, herbicides are typically applied along the railway corridors to manage the vegetation along the railroad tracks. Due to the regular application of herbicides along the railroad tracks, there is a potential for a buildup of residual pesticides. The potential chemicals of concern are arsenic and herbicides. Based on this potential, the railroad tracks and right-of-way pose a LOW potential to impact the project. Between 1953 and 1964, SR 710 was constructed on the north side of the CSX railroad tracks. There were no reported spills or discharges along this portion of the road.



***J.W. Corbett Wildlife Management Area
Proposed Land Transfer
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CONTAMINATION MAP

Figure 4-1

Located approximately 0.75-mile northwest of the property is the P&W/UTC facility. As stated above, this 7,000-acre facility was reportedly dropped by the EPA from the proposed NPL in 1989. The facility has an unregulated landfill, documented soil, groundwater, and surface water contamination. Assessment and corrective actions are currently being conducted at various areas on the facility. The identified impacts do not extend offsite. Due to the distance of the P&W/UTC facility from the parcel (approximately 4,000 feet to the northwest), the impacts identified at the facility do not pose an environmental concern to this parcel. Figure 4-1 illustrates the location of the P&W/UTC with respect to Alternative 2A.

4.2 CORBETT PARCEL B ALTERNATIVES

4.2.1 ALTERNATIVE 1B

Parcels associated with this alternative are not listed on any of the Federal or state environmental databases, indicating that there is no current or former use involving the manufacture, storage, or disposal of hazardous or toxic materials or wastes.

Between 1965 and 1974, northwest-southeast trending overhead electrical power lines were constructed. These power lines and easement, approximately 200 feet wide, traverse the parcel approximately 1,000 feet north of the south property boundary. The remainder of the parcel has been undeveloped since at least 1953.

Located northeast from the north portion of the parcel, across Seminole Pratt Whitney Road, is the Mecca Farms Citrus Grove. Mecca Farms, Inc. is listed as a RCRA Small Quantity Generator (SQG) and currently maintains 12 ASTs associated with the irrigation and water control pump stations and 10 ASTs at the refueling area and maintenance shop. These ASTs store various petroleum products. Although there were no reported leaks or discharges reported on the databases that were searched during the Phase II Environmental Site Assessment conducted in 2003 at the Mecca Farms Citrus Grove by URS, petroleum impacted soils were identified at two of the irrigation pump stations and at the vehicle refueling area. Information provided by Palm Beach County Facilities Development and Operations have documented that the petroleum impacts identified at the Mecca Farms Citrus Grove have been remediated. Based on this information, the previously identified impacts at the Mecca Farms Citrus Grove do not pose an environmental concern to this parcel. Figure 4-1 illustrates the location of Mecca Farms Citrus Grove with respect to the 28.37-acre Corbett Parcel B.

4.2.2 ALTERNATIVES 2B, 3B, AND 4B

Parcels associated with these alternatives are not listed on any of the Federal or state environmental databases, indicating that there is no current or former use of the parcel involving the manufacture, storage, or disposal of hazardous or toxic materials or wastes.

Between 1965 and 1974, an unpaved road (Seminole Pratt Whitney Road) is observed trending north-south along the lower portion of three parcels and northwest-southeast trending overhead electrical power lines were constructed. These power lines and easement, approximately 200 feet wide, traverses the parcels. Rows of trees (citrus groves) were observed along the northeast portion of the parcels beginning in 1973. Prior to construction of the road and power lines and cultivation, the parcels were undeveloped since at least 1953. By 1974, east-west dirt roads and a drainage canal system had been constructed on the southeast portion of the parcels (The Acreage). Between 1981 and 1987, Seminole Pratt Whitney Road was extended northward to the SFWMD C-18 canal. Single-family residences were observed on the southeast portions of the parcels by 1994.

Located northeast and east from the north portions of these alternatives, across Seminole Pratt Whitney Road, is the Mecca Farms Citrus Grove. Mecca Farms, Inc. is listed as a RCRA SQG and currently maintains 12 ASTs associated with the irrigation and water control pump stations and 10 ASTs at the refueling area and maintenance shop. These ASTs store various petroleum products. As stated above, no reported leaks or discharges were reported on the databases that were searched. However, during the Phase II Environmental Site Assessment conducted at the Mecca Farms Citrus Grove by URS, petroleum impacted soils were identified at two of the irrigation pump stations and at the vehicle refueling area. Information provided by Palm Beach County Facilities Development and Operations have documented that the petroleum impacts identified at the Mecca Farms Citrus Grove have been remediated. Based on this information, the previously identified impacts at the Mecca Farms Citrus Grove do not pose an environmental concern to this parcel. This site is ranked a NO potential to impact Alternatives 2B, 3B, and 4B. Figure 4-1 illustrates the location of Mecca Farms Citrus Grove with respect to the alternatives in Corbett Parcel B.

4.3 MINKIN PARCEL

This parcel is not listed on any of the Federal or state environmental databases referenced above, indicating that there is no current or former use of the parcel involving the manufacture, storage, or disposal of hazardous or toxic materials or wastes. The parcel has been undeveloped since at least 1953.

Section 5.0

SUMMARY

Each of the alternatives was assigned a degree of risk for potential contamination impact: NO, LOW, MEDIUM, or HIGH. These ratings, in general, are based on the Florida Department of Transportation Project Development and Environment Guidelines. Alternative 2A has a LOW ranking due to the presence of the CSX railroad. The remaining five alternatives and the Minkin Parcel had a NO ranking. Two off-site operations were listed within one mile of the project alternatives. Both of the operations had a NO ranking due to the distance from the parcels. **Table 5-1** is a summary of the CSE.

The findings of this evaluation are based upon the review of Phase I Environmental Site Assessments conducted on three parcels that were provided to URS and Phase I Environmental Site Assessments conducted on the six alternatives by URS and site inspections by URS. The intent of this survey is to provide a preliminary guide for identifying potential contamination on the parcels and alternative parcels. The identification of potential contamination on a parcel in this report does not necessarily indicate that the parcel contains environmental contamination, but only that there is a potential for environmental contamination to occur. Subsurface soil and/or groundwater investigations may be required to determine the existence of contamination on Alternative 2A. Because no areas of potential environmental concerns were identified on the other five parcels, no subsurface soil/groundwater investigations are recommended on these parcels.

**TABLE 5-1
CONTAMINATION SCREENING SITE SUMMARY**

Parcel/Alternative Name	Database Number - List	Facility ID Number	Database and Field Review Comments	Concern	Rank
Alternative 1A	None	None	Undeveloped	None	No
Alternative 2A	None	None	Undeveloped/CSX Railroad	Arsenic, Herbicides	Low
Alternative 1B	None	None	Majority of parcel undeveloped	None	No
Alternative 2B	None	None	Single-family residences, citrus groves	None	No
Alternative 3B	None	None	Northern portion undeveloped	None	No
Alternative 4B	None	None	Single-family residences, citrus groves, northern portion undeveloped	None	No
Minkin Parcel	None	None	Undeveloped	None	No
Pratt Whitney	CERCLIS	FLD001447952	Located 0.25 to 0.5 mile north northwest of Corbett Parcel A. Non NPL Site. Various assessment and corrective action activities at facility.	Solvents, Dioxin, PCBs, Metals, Jet Fuel	No
Mecca Farms, Inc. Grove	RCRIS-SQG FINDS	FL0001000744	Located 0.5 to 1 mile east northeast. No violations found.	None	No
		509200303	Currently maintains 12 AST associated with irrigation and pump stations and 10 ASTs at the refueling area. Minor soil impacts identified during Phase II Environmental Site Assessments.	Petroleum	No