

FINDING OF SUITABILITY TO TRANSFER (FOST) DEEP CREEK
HOUSING AREA, CHESAPEAKE, VA

- Ref: a) DON Environmental Policy Memorandum 95-03
b) Final Environmental Baseline Survey Deep Creek
Housing, Chesapeake, VA
c) Lead Management Plan Deep Creek (1950) NSGA
Northwest Chesapeake, VA
d) N62470-98-B-N007, Demolition of Deep Creek Housing
Site
e) Comprehensive Environmental Response, Compensation
and Liability Act (CERCLA)
f) Letter to Department of Environmental Quality Dated
February 1, 2001
g) e-mail to Department of Environmental Quality Dated
May 31, 2001

PURPOSE

Deep Creek housing is located on Capehart Drive, approximately two miles north of the Chesapeake municipal airport. Number Ten Lane bounds the site to the south, agricultural and residential land to the east and west and, agricultural land to the north. Prior to the removal of all improvements the property consisted of 14-capehart style housing units and a WWTP on approximately 6 acres of land. The Army Corps of Engineers constructed the housing units between January 1954 and October 1959. The Navy acquired the property in December 1974. The Navy constructed the WWTP in 1975.

The decision was made to close Deep Creek Housing and excess the property. In accordance with reference (a) and to protect the interest of the Navy an Environmental Baseline Survey, reference (b), was done to determine if the property is suitable to transfer. This resulted in a Final Environmental Baseline Survey dated April 1998. The survey included a complete site walk over and inspection, a magnetometer survey for USTs, and lead based paint and asbestos sampling.

PAST AND CURRENT USE

Prior to 1954 the property was used for agricultural purposes. The Army purchased the property in 1954 to construct housing units in support of a NIKE Missile Launch and Control site. The Army excessed the property to GSA in 1974. In December of 1974 GSA transferred the property to the Navy. The housing was for support of functions at NSGA Northwest.

In 1975 the Navy built a Waste Water Treatment Plant to support the 14 housing units at Deep Creek.

In 1997 the Navy determined there was no further need of the housing and declared it as excess. As a result an EBS was performed.

PURPOSED FUTURE USE

The Navy has no future need of the property and intends to dispose of the property through GSA.

SUMMARY OF ENVIRONMENTAL STUDIES FINDINGS

In 1997-98 the Navy prepared an EBS in preparation for transferring the property to GSA for disposal. The EBS evaluated the property for any environmental concerns. The results of that evaluation are summarized below:

HAZARDOUS SUBSTANCE OR PETROLEUM PRODUCT STORAGE, RELEASE, TREATMENT OR DISPOSAL AND ASSOCIATED REMEDIAL EFFORTS

No hazardous substances were discovered to have been stored, released, treated or disposed of on the property.

Underground Storage Tanks (USTs)

When the housing was originally built, USTs were installed for heating oil. In the late 1980's the oil heat was replaced by electric heat pumps. At that time it was reported that all the USTs had been removed. During the EBS a magnetometer survey revealed no evidence of any UST remaining on site.

Asbestos Containing Materials (ACM)

During the EBS multiple samples of possible asbestos containing materials were taken from two of the units and analyzed for asbestos. The floor tile, piping insulation and the drywall/joint compound were found to be ACM. Since the housing was all built at the same time it was determined that all the housing units would contain the same ACM.

Lead Based Paint (LBP)

A Lead Management Plan, reference (c), was prepared for the housing area at Deep Creek by the Navy Public Works Department in September 1995. This report identified LBP surfaces and prepared a management plan accordingly. The EBS confirmed the presence of LBP and that the condition of the surfaces was in good repair.

General

No other environmental concerns were identified at the Deep Creek Housing Site.

REQUIRED FUTURE ACCESS AND USE RESTRICTIONS

The Navy has no future need of the property and has reported the property as excess. In 1999 the Navy awarded a contract, reference (d), to remove all improvements from the property. As a result, all the housing, roads, sidewalks, driveways and utilities have been removed.

As part of this contract, fill material was brought in and the site was graded flat and seeded.

Based on the information disclosed in the EBS and the completeness of the demolition project, the Navy considers this property to be clean, in accordance with CERCLA reference (e), with no reuse restrictions. In accordance with CERCLA, the Navy required the concurrence of the Governor of Virginia or his agent to validate the finding of clean. On February 01, 2001 a letter, reference (f), was sent to the Virginia Department of Environmental Quality. This letter outlines what has been identified at the site, describes the demolition actions taken at the site, and requests their concurrence with our finding of clean. In accordance with CERCLA the State had 90 days from receipt of the request to respond. No response is to be interpreted as concurrence. As a courtesy an email was sent 31 May 2001, reference (g), referencing the letter of 1 February and asking if they had any concerns. To date no response has been received.

FINDING

It is determined that the subject property is clean and no hazardous substances and no petroleum products or their derivatives were known to have been released, or disposed of on the property and that the subject property has no use restrictions.

James R. Bailey

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03/26/03

Date