

FINAL
CONTAMINATION SCREENING EVALUATION REPORT
(POND SITES)

I-275 (State Road 93)
Project Development and Environment Study

**From north of Dr. Martin Luther King Jr., Boulevard (SR 574) to north of Bearss
Avenue (SR 678/CR582)**

Hillsborough County, Florida

ETDM Number: 13854
Work Program Item Segment Number: 431821-1

Florida Department of Transportation
District Seven
Tampa, Florida

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. §327 and a Memorandum of Understanding (MOU) dated December 14, 2016 and executed by Federal Highway Administration (FHWA) and FDOT.

1.0 PROPOSED POND SITES

1.1 INTRODUCTION/METHODOLOGY

A contamination screening desktop analysis was performed in October 2018 for the four proposed pond sites associated with the Proposed Action. This analysis included historical aerial photography and regulatory documents review within ¼-mile (or 1-mile for superfund sites, brownfields, and landfills) of the proposed pond sites using the Florida Department of Environmental Protection (FDEP) Map Direct data layers. Additionally, a site visit to the pond sites was completed in October 2018. The site visit included observations from the right of way, and did not include a detailed reconnaissance of the properties. The Environmental Data Report (EDR), dated November 25, 2014, prepared by Environmental Data Management, Inc. (EDM), was used as supplemental information for these pond site reviews. However, one pond site (Proposed Pond Site No. 15-B) was completely outside of the 1/8-mile 2014 EDR study area and Proposed Pond Site No. 14-B was partially outside of the 1/8-mile 2014 EDR study area.

A second evaluation was conducted using an updated EDR dated December 21, 2018 and a revisit to the sites in December 2018. Presented below is an evaluation for the proposed pond sites which summarizes the findings and conclusions based on the October 2018 preliminary screening, the 2014 and 2018 EDRs, and the October 2018 and December 2018 site visits. Potential contamination sites near the proposed pond locations are discussed in the Draft Contamination Screening Evaluation Report for the Proposed Action, dated January 2019.

1.1.1 Risk Rankings

A hazardous materials ranking system that expresses the degree of concern for potential contamination problems was used to rank the pond sites. The rankings are NO, LOW, MEDIUM, and HIGH and are generally defined as follows:

No – A review of available information on the property and a review of the conceptual or design plans indicates there is no potential contamination impact to the project. It is possible that contaminants had been handled on the property. However, findings from the contamination screening evaluation or sampling and testing results indicate that contamination impacts are not expected.

Low – A review of available information indicates that former or current activities on the property have an ongoing contamination issue, has a hazardous waste generator identification (ID) number, or handles hazardous materials in some capacity. However, based on the review of conceptual or design plans and/or findings from the contamination screening evaluation or sampling and testing results, it is not likely that there would be any contamination impacts to the project.

Medium – After a review of conceptual or design plans and findings from a contamination screening evaluation or sampling and testing results, a potential contamination impact to the project has been identified. If there is insufficient information (such as regulatory records or site historical documents) to make a determination as to the potential for contamination impact, and there is reasonable suspicion that contamination may exist, the property should be rated at least as a “Medium”. Properties used historically as gasoline stations and which have not been

evaluated or assessed by regulatory agencies, sites with abandoned in place underground petroleum storage tanks or currently operating gasoline stations should receive this rating.

High – After a review of all available information and conceptual or design plans, there is appropriate analytical data that shows contamination will substantially impact construction activities, have implications to right of way acquisition or have other potential transfer of contamination related liability to the FDOT.

1.2 Potential Contaminated Site Impacts

One of four contamination risk ranking categories were assigned to each of the pond sites evaluated for potential contamination impacts (No, Low, Medium or High).

Proposed Pond Site No. 15-B is located outside of the previous contamination screening boundary conducted in 2014 but within the December 2018 EDR. Pond 15-B is an undeveloped private property, located in the northeast corner of Sinclair Hills Road and W Lake Burrell Drive. Pond 15-B is located east of I-275, and is bordered to the east by Burrell Lake, with undeveloped land located to the north. Residential properties are located further to the north. Railroad tracks border Pond 15-B to the west, with BCPeabody Construction Services located further to the west. Properties located to the south of Pond 15-B include a car wash facility, and a warehouse with boat storage. Based on a review of aerial photography, Pond 15-B was previously undeveloped land where trucks would park. The property located to the south of the proposed pond site (at the southeast corner of Sinclair Hills Road and N Nebraska Avenue) was formerly Patriot Petroleum Truck Stop, which has been developed into Tire Kingdom. The Truck Stop experienced three discharges (1987, 1990 and 1992) and these three incidents were granted a cleanup completion status (No Further Action) in 2004. During the site visit, the site was fenced off with a “*Private Property*” sign on the front, with an advertisement for fireworks for sale. An abandoned boat was located within the fenced property. The location of Pond Site No. 15-B is depicted on **Figure 1**.

Proposed Pond Site No. 15-A is located within the previous contamination screening boundary for the EDR prepared in 2014 and was included in the boundary for the 2018 EDR update. Pond 15-A is undeveloped land, and is located north of W Bearss Avenue and west of I-275. Pond 15-A is bordered to the north by undeveloped land, to the west by Vista Inn and Suites, and to the south by IHOP. Based on the review on the 2014 and 2018 EDRs, two sites located south of Bearss Avenue and two sites east of I-275 were indicated as LUST sites. These sites are reported in Table 2 and in Section 6.1 as contamination sites 19 through 22. No obvious signs of environmental concern were noted for Pond 15-A during the site visit. The location of Pond Site No. 15-A is depicted on **Figure 2**.

Proposed Pond Site No. 14-A is located within the previous contamination screening boundary for the EDR prepared in 2014 and the 2018 EDR update. Pond 14-A is developed land containing a residential property within the parcel, and is located west of I-275 and north of April Lane. The proposed pond site is bordered to the north by an existing retention pond. Residential properties are located to the west and to the east, and undeveloped land is located to the south. Residential properties are located further south. **Proposed Pond Site No. 14-B** is located directly southeast of proposed Pond Site No. 14-A. A portion of the proposed pond location was included in the previous contamination screening boundary for the EDR prepared in 2014 but was entirely included within the boundary for the updated EDR in 2018. Pond 14-B is developed land, containing a residential property within the parcel. Residential properties are located to the south and to the north of the proposed pond site. Undeveloped land borders the proposed pond site to the east, with commercial/retail facilities located to the west. **Proposed Ponds 14-A and 14-B share the same issues and risks, and are discussed together.** A shopping strip mall is located

west of these two proposed pond sites that contained a former dry cleaners, which currently operates as Shelly's Cafe. Groundwater contamination at this site (dry cleaning solvents) occurred in 1989, according to a Florida Department of Environmental Regulation letter dated 1992. No contamination concerns were noted near Pond 14-A or Pond 14-B, based on the contamination screening for the corridor right of way. No obvious signs of environmental concern were noted at Pond Site No. 14-A or Pond Site 14-B during the site visit. The location of Pond Sites No. 14-A and 14-B are depicted on **Figure 3**.

Figure 1: Proposed Pond Site No. 15-B

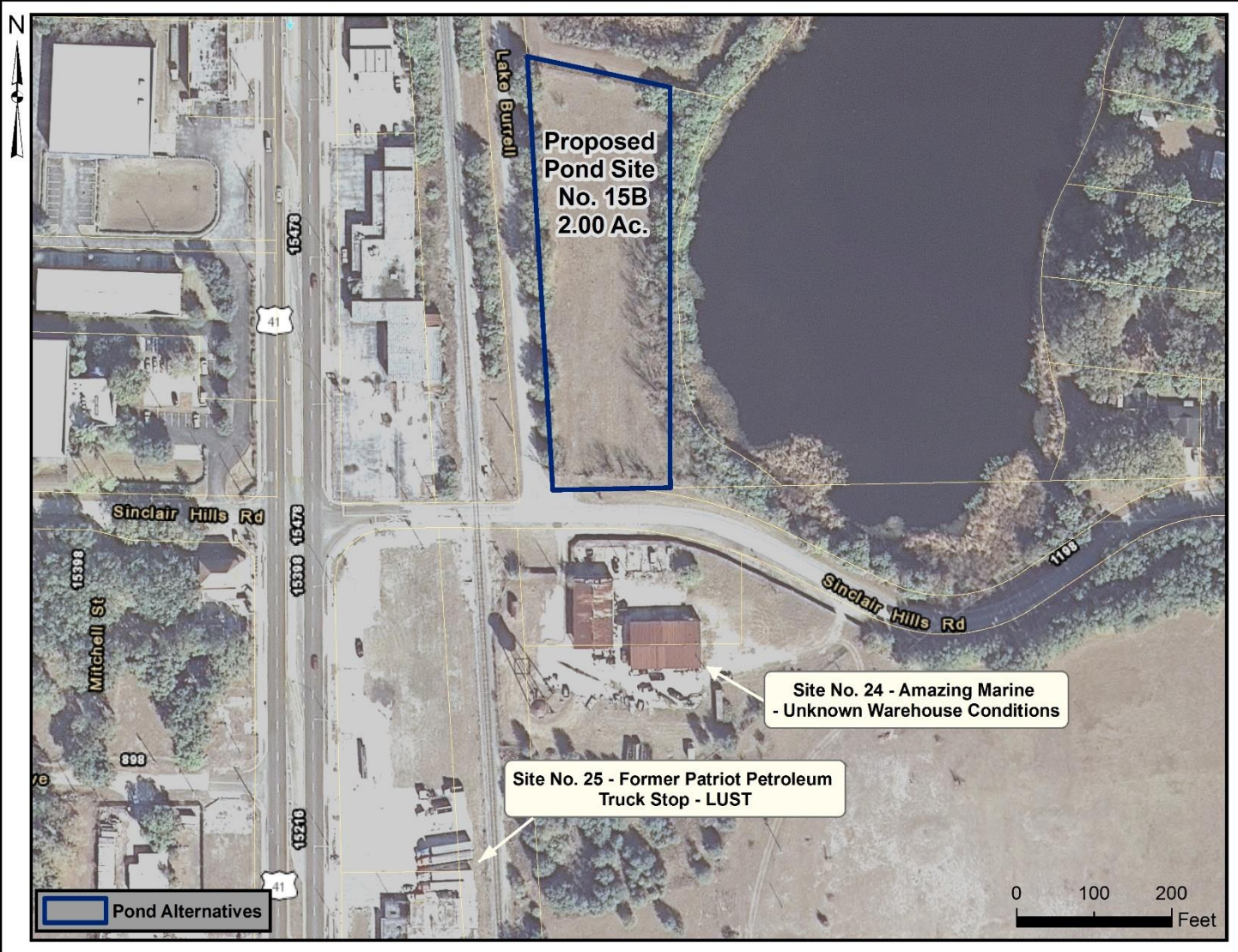


Figure 2: Proposed Pond Site No. 15-A

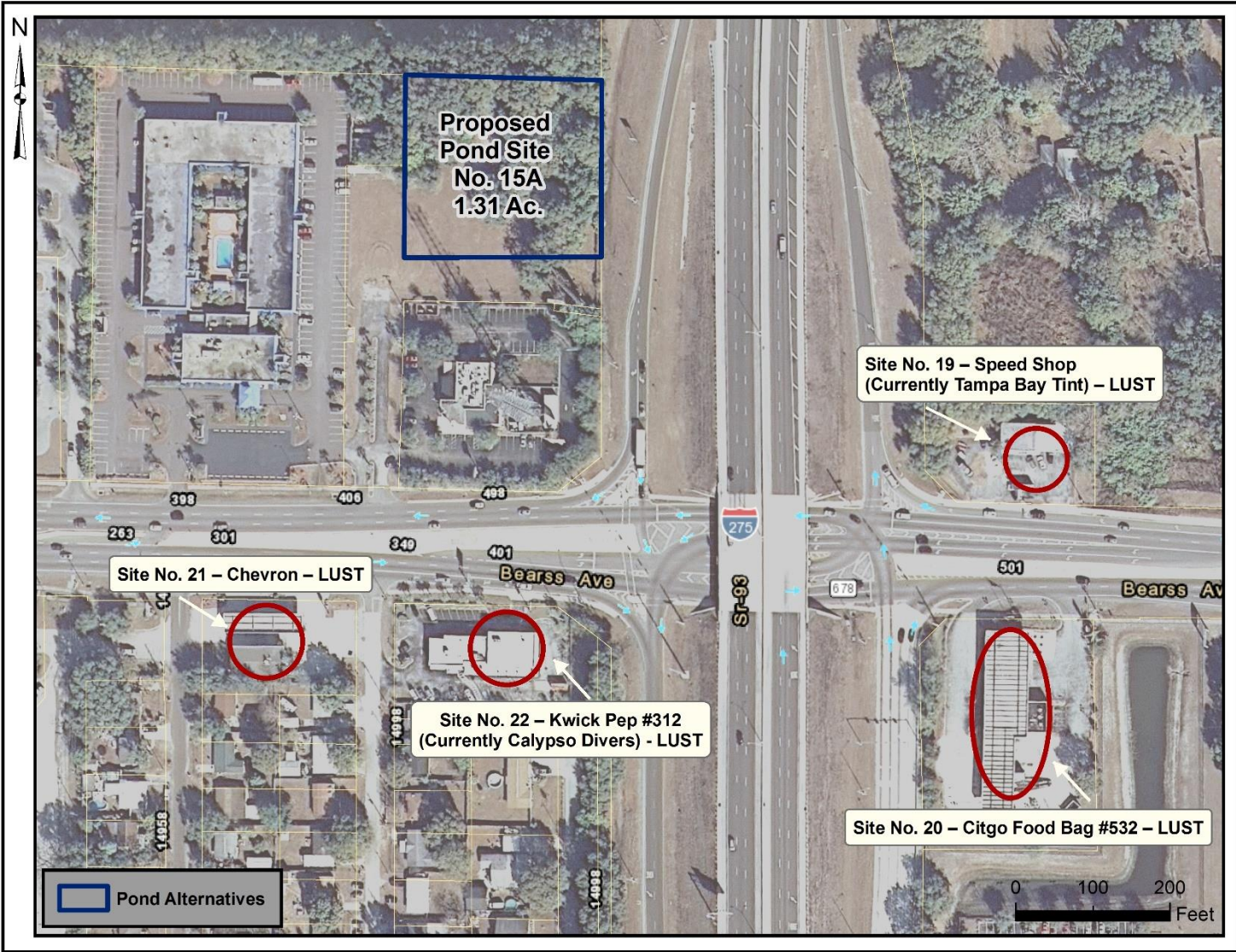


Figure 3: Proposed Pond Sites Nos. 14-A and 14-B



2.0 RESULTS

The following summarizes the findings and states the risk rankings for potential contamination concerns near the proposed pond sites.

Pond Site No. 15-B is assigned a risk ranking of **MEDIUM**. The MEDIUM risk ranking is based on historic operations of a petroleum truck stop near the site as well as a boat repair shop with its current operations being unknown. An Impact to Construction Assessment is recommended, complying with requirements of Level II Assessment (FDOT Part 2, Chapter 20) to assess the type and extent of potential contamination impacts to construction activities on the project or right of way acquisition.

Pond Site No. 15-A is assigned a risk ranking of **MEDIUM**. The MEDIUM risk ranking is based on the location of several active gas stations located within 0.1 miles of the site (~500 feet), with the threat of release from onsite USTs. An Impact to Construction Assessment is recommended, complying with requirements of Level II Assessment (FDOT Part 2, Chapter 20) to assess the type and extent of potential contamination impacts to construction activities on the project or right of way acquisition.

Pond Site No. 14-A and Pond Site No. 14-B are assigned a risk ranking of **HIGH**, based on the close proximity of a previous dry cleaners, with reports of groundwater contamination. An Impact to Construction Assessment is recommended, complying with requirements of Level II Assessment (FDOT Part 2, Chapter 20) to assess the type and extent of potential contamination impacts to construction activities on the project or right of way acquisition.