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Contamination Screening Evaluation Report

**Northwest Hillsborough Expressway
Final Environmental Impact Statement**

Design Change Re-evaluation

**from Cypress Street just south of the Tampa International Airport
to Dale Mabry Highway (SR 597)**

Work Program Segment #255433-2

July 2018

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

SUMMARY

The purpose of this Contamination Screening Evaluation (CSER) is to identify contamination involvement in accordance with Part 2, Chapter 20 of the Florida Department of Transportation (FDOT) Project Development and Environment (PD&E) Manual and standard environmental assessment practices of reviewing records of regulatory agencies, site reconnaissance, literature review and when necessary, personal interviews of individuals and business owners within the limits of the project. Risk ratings of “No,” “Low,” “Medium,” or “High” were assigned to each contamination site in accordance with Chapter 20. This system expresses the degree of concern for potential contamination problems.

The study area for the CSER is a subset of the overall project. The contamination study area is illustrated in **Appendix A**.

Contamination sites were identified in previous studies as detailed in the March 1997 Final Preliminary Engineering Report. Relevant information from these reports is included herein.

Based on the methodologies completed by Tierra, thirty-four (34) facilities/sites were identified within the study area, which may present the potential for finding petroleum contamination or hazardous materials. The following risk ratings have been applied:

Table 1-1 Potential Contamination Site Summary

Risk Rating	No. of Sites
High	0
Medium	2
Low	16
No	16
Total	34

Based on the conclusions of the study and the risk ratings noted above, the following recommendations are made for this project:

For the locations rated “No” for potential contamination, no further action is planned. The site has been evaluated and determined not to have any potential contamination risk to the study area at this time.

For those locations rated “Low” for potential contamination, no further action is required at this time. These sites/facilities have the potential to impact the study area, but based on select variables have been determined to have low risk to the project at this time. Variables that may change the risk rating include a facility’s non-compliance to environmental regulations, new discharges to the soil or groundwater, and modifications to current permits. Should any of these variables change, additional assessment of the facilities should be considered.

For those locations with a risk rating of “Medium” or “High,” Level II field screening should be conducted. These sites have been determined to have potential contaminants, which may impact the project. A soil and groundwater sampling plan should be developed for each site. The sampling plan should provide sufficient detail as to the number of soil and groundwater samples to be obtained and the specific analytical test to be performed. A site location sketch for each facility showing all proposed boring locations and groundwater monitoring wells should be prepared.



Contamination Screening Evaluation Report

Additional information may become available or site-specific conditions may change from the time this report was prepared and should be considered prior to acquiring right-of-way and/or proceeding with roadway construction.

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Acronyms

AST	Aboveground Storage Tank
ATRP	Abandoned Tank Restoration Program
BMP	Best Management Practices
CAR	Contamination Assessment Report
CBD	Central Business District
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
CESQG	Conditionally Exempt Small Quantity Generator of Hazardous Waste
CSER	Contamination Screening Evaluation Report
CTL	Cleanup Target Level
DRF	Discharge Report Form
EDM	Environmental Data Management, Inc.
EIS	Environmental Impact Statement
EPCHC	Environmental Protection Commission of Hillsborough County
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FEIS	Final Environmental Impact Statement
FGS	Florida Geological Survey



FHWA	Federal Highway Administration
FTE	Florida Turnpike Enterprise
GCTL	Groundwater Cleanup Target Level
HFB	Howard Frankland Bridge
I	Interstate
ID	Identification
IRA	Interim Remedial Action
LCAR	Limited Contamination Assessment Report
LQG	Large Quantity Generator
LSSI	Low-Scored Site Initiative
NFA	No Further Action
NWE	Northwest Hillsborough Expressway
PD&E	Project Development and Environment
RAP	Remedial Action Plan
ROW	Right-of-way
SAR	Site Assessment Report
SCTL	Soil Cleanup Target Level
SQG	Small Quantity Generator of Hazardous Waste
SR	State Road
SRCO	Site Rehabilitation Completion Order
SSAR	Supplemental Site Assessment Report
STRF	Storage Tank Registration Form
SVOC	Semi-Volatile Organic Compound
TIA	Tampa International Airport
TRPH	Total Recoverable Petroleum Hydrocarbons
TSAR	Template Site Assessment Report
USEPA	United States Environmental Protection Agency
USGS	United States Geological Society
UST	Underground Storage Tank
VOC	Volatile Organic Compound

1. INTRODUCTION

In 1987, the Federal Highway Administration (FHWA) signed the Final Environmental Impact Statement (FEIS) for the Northwest Hillsborough Expressway (NWE), currently known as Veterans Expressway, for improvements from Cypress Street just south of the Tampa International Airport (TIA) to Dale Mabry Highway (State Road [SR] 597), approximately 16.9 miles. The original study area is illustrated in **Figure 1-1**. The NWE was proposed as a major, divided, limited-access roadway to serve local traffic in the north and northwest areas of Hillsborough County near Tampa, Florida. The NWE Project involved adding lanes to Eisenhower Boulevard to six and eight lanes, and the addition of interchanges between I-275 and Hillsborough Avenue. The remainder of the improvements included a new four-lane divided roadway with interchanges to the local road system from north of Hillsborough Avenue to Dale Mabry Highway.

In 1992, the FHWA signed the Design Change Re-evaluation of the NWE FEIS to authorize design of all eight segments of the roadway between I-275 from Cypress Street north to Dale Mabry Highway (SR 597). Subsequently, Florida's Turnpike Enterprise (FTE) assumed responsibility for the project. FTE renamed the roadway Veteran's Expressway (SR 589). Construction of the segment from Memorial Highway to Dale Mabry Highway (SR 597) was completed in October 1994. FDOT reconstructed the interchanges located between I-275 and Memorial Highway, including new access to the TIA, Spruce Street, and SR 60 at Courtney Campbell Causeway, between 2005 - 2010.

The purpose of this Design Change Re-evaluation is to update the portion of the FEIS from Cypress Street just south of TIA to Memorial Highway based on the addition of tolled express lanes and other mobility improvements. The Design Change Re-evaluation will document compliance with new federal laws, identify any changes that may have occurred on the NWE Project since the approval of the original environmental document and subsequent re-evaluations, as well as assess the impacts of any new alternative options and compare them to the previously approved improvements.

1.1 Location for the NWE Re-evaluation Project

The general area for the NWE Project begins at I-275 between Cypress Street south of the TIA and thence proceeds northerly and northeasterly in the northwest quadrant of Hillsborough County to Memorial Highway, as shown on **Figure 1-1**. The portion of the Veteran's Expressway from Memorial Highway to Dale Mabry Highway (SR 597) has already been constructed.

1.2 Purpose of the Report

The purpose of this Contamination Screening Evaluation (CSER) is to identify contamination involvement in accordance with Part 2, Chapter 20 of FDOT's *Project Development and Environment (PD&E) Manual* (2017). Previous contamination studies have been completed for this project as detailed in the March 1997 Final Preliminary Engineering Report. This current contamination study is intended to update the information from these previous studies and present new information that has become available since their publication.

The study area for the CSER is a subset of the overall project, which is described below. The limits of the contamination study area are illustrated in **Appendix A**.

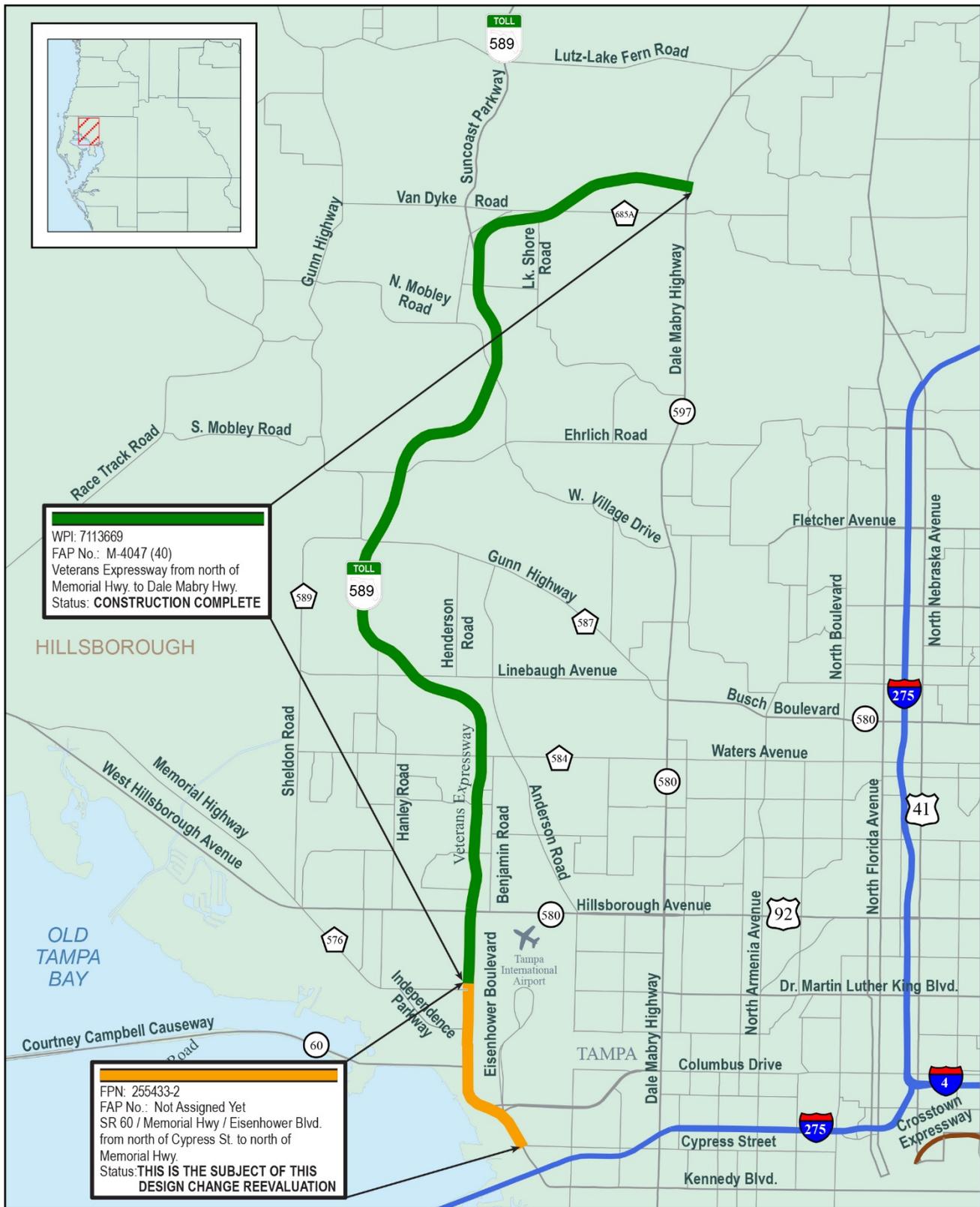


Figure 1-1 Northwest Hillsborough Expressway Project Study Area

2. DESIGN CHANGES AND REVISED DESIGN CRITERIA

The NWE, currently known as the Veterans Expressway, Design Change Re-evaluation is evaluating the proposed addition of tolled express lanes and other mobility improvements. Additional right-of-way (ROW) will be needed to accommodate express lanes near the SR 60 interchange north to and from I-275, and a new toll ramp into TIA. New ramps to provided tolled express lane access to and from Independence Parkway will be constructed south of Independence Parkway. No additional ROW is anticipated for the new Independence Parkway toll ramps.

3. METHODOLOGY

This CSER was performed in accordance with Chapter 20 of the PD&E Manual. The evaluation included the following tasks:

- Document review using the Hillsborough County Property Appraiser’s website;
- A regulatory review of governmental databases for permits and or violations associated with environmental issues;
- Topographic maps were reviewed to develop an understanding of previous land uses in the study area and to identify any areas that may show historical, natural and manmade features, which aid in determining potential environmental concerns. A copy of the topographic map is provided in **Appendix B**;
- Obtaining and evaluating historical aerial photographs and topographic maps in an effort to determine potential contamination problem areas. Copies of select historical aerial photographs are presented in **Appendix C**;
- Conducting site visits to verify information provided and to identify other potential concerns within the vicinity of the project; and
- Determining the contamination potential and assigning a risk rating for each property within the proposed project limits.

3.1 Regulatory Review

An environmental database search using Environmental Data Management, Inc. (EDM) was conducted on June 1, 2017 to identify sites, facilities or listings within the study area containing documented or suspected petroleum contamination or other hazardous materials. A search radius of $\frac{1}{8}$ of a mile radius of the NWE for all regulatory databases was conducted as a preliminary screening tool to identify facilities that are registered with various county, state, and federal agencies. The EDM data was supplemented to $\frac{1}{2}$ -mile radius of the NWE for solid waste, Comprehensive Environmental Response, Compensation, and Liability Act, and National Priorities List sites using Florida Department of Environmental Protection (FDEP) databases.

The regulatory review of federal and state environmental records utilizes an integrated geographic information system database. The database report provides geocoded and non-geocoded regulatory listings of interest that are identified within the study area. Each listing is located by address, facility identification (ID) number and field verified where possible. All are reviewed for the potential of contamination to impact the project.

The reviewed records include information compiled by the United States Environmental Protection Agency (USEPA), the FDEP, and other various reporting programs, as identified in the attached environmental database search report. A complete list of all regulatory record databases searched is included in the environmental database search report, provided in **Appendix D**.

3.2 Site Reconnaissance

Site visits were conducted on April 20, April 21, April 22, May 26, September 8, 2016 and June 20, 2017 to evaluate each property within the study area for potential contamination. The reconnaissance included a systematic inspection of each parcel within the study area looking for signs of potential contamination. This was achieved by first driving the mainline roadway several times in both directions to get generalized information on the study area, then walking specific parcels of interest fronting the ROW to gain specific information regarding the usage and condition of the parcel. Photographs of parcels and other prominent features were obtained during the site inspection. Select images are presented in **Appendix E**.

Some of the typical physical indicators for contamination include: fill ports and vent pipes associated with underground storage tanks (USTs); oil/petroleum staining; drums; chemical containers; refuse; illicit dumping; solid waste; stressed vegetation; dry cleaning facilities; materials handling from adjacent businesses; petroleum dispensers; excavated areas; agricultural use areas; chemical mix/load areas; stormwater outfall areas; surface water indicators; and other property uses that may present environmental concerns.

The site reconnaissance in conjunction with the review of historical aerial photography, regulatory database searches, and review/evaluation of available data allows the site to be rated as to the degree of environmental concerns, as discussed in **Section 4**.

3.3 Supplemental Regulatory Information

In addition to the environmental database search report, Tierra supplemented the regulatory records review with readily available information from various online sources as listed below. A copy of useful documentation is included in **Appendix F**.

- FDEP Map Direct
- FDEP OCULUS Document Management System
- FDEP Storage Tank/Contaminated Facility search
- FDEP Hazardous Waste Facilities Search
- FDEP Solid Waste Facility Inventory
- EPA EnviroMapper for Envirofacts Multi-system Search

4. DETERMINATION OF POTENTIAL RISK

After gathering and reviewing all readily available public information and conducting site reconnaissance, contamination risk ratings were assigned to sites of potential contamination concern. The rating system is divided into four categories of risk as defined by the FDOT in the PD&E Manual, Part 2, Chapter 20, Section 20.2.2.4, Determination of Risk Rating. These four degrees of risk are “No,” “Low,” “Medium” and “High.” This system expresses the degree of concern for potential contamination problems.

No Risk Site

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 Risk Site

A review of available information indicates that former or current activities on the property have an ongoing contamination issue, has a hazardous waste generator 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 Risk Site

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 Risk Site

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 ROW acquisition or have other potential transfer of contamination related liability to the FDOT.

5. PROJECT SETTING

5.1 Land Use

Land use is an important factor when evaluating historical and current environmental conditions. Evaluating the past use of properties can assist in determining possible chemical constituents that may have been used or associated with a particular parcel. Current land use records, typically supplied by the local county or municipality, also provide environmental professionals additional information.

During the site reconnaissance, the current land use in the vicinity of the study area was observed as a combination of residential (apartments, condominiums, etc.), commercial (restaurants, offices, hotels, retail), and industrial (manufacturing plants, lumber yards, etc.). The City of Tampa Adopted 2040 Future Land Use Map (effective January 28, 2018) obtained from the official Plan Hillsborough website (www.planhillsborough.org) was reviewed as part of this study. Future land use within the study area consists of “Municipal Airport Capacity,” “Regional Mixed Use,” “Right-of-Way,” “Community Commercial,” “Residential,” and “Neighborhood mixed use.”

Historical aerial photographs were reviewed to develop a history of the previous land uses within the study area and to identify any areas which may have historical uses that pose potential environmental concerns.

Historical aerial photographs dated 1938, 1957, 1965, 1969, 1975, 1980, 1984, 1986, 1991, 1995, 1998, 2002-2010, and 2012-2018 were reviewed from the University of Florida, FDOT Survey & Mapping, and Google Earth online libraries. A summary of our review is discussed in **Table 5-1**. A copy of the 2016 aerial photograph is presented in **Appendix A**. Copies of select historical aerial photographs are presented in **Appendix C**.

Additional site-specific current land use details regarding facilities/sites of concern are included in **Table 6-1**, Potential Contamination Sites Summary Table, in **Section 6**.

Table 5-1 Summary of Aerial Photograph Review

Year	Comment
1938-1957	The study area is primarily undeveloped woodlands and pastureland. SR 60 is visible.
1965-1991	Continued growth in the form of additional commercial and residential structures is observed throughout the study area. TIA, I-275, and Memorial Highway are added.
1995-2005	No significant visible changes noted.
2006-2007	Memorial Highway and Veterans Expressway improvements/expansion is apparent in the west portion of the study area.
2008-2010	Roadway improvements continue along Veterans Expressway within the west portion of the study area.
2011-2017	No significant visible changes noted.

SOURCES: University of Florida, FDOT Survey & Mapping, and Google Earth online libraries

5.2 Regional Geology and Hydrogeology

The hydrological features such as rivers, artesian wells, creeks, sinks, mines, well fields, etc. provided on governmental maps and identified in regional soils and geology literature were reviewed for the noted items that fall within the project study area. The features are evaluated to determine if there are any known areas, or other regional environmental concerns that may contribute to environmental influences within the project study area. Information for **Section 5.2** was derived from various Florida Geological Society (FGS) publications.

Geology & Physiography

The near surface geologic deposits and formations from youngest to oldest in Hillsborough County include: Undifferentiated sediments, Shelly sediments, the Hawthorn Group Peace River Formation, the Hawthorn Group Peace River Formation Bone Valley Member, the Hawthorn Group Arcadia Formation Tampa Member, and the Suwannee Limestone.

The Undifferentiated sediments are siliciclastics that are light gray, tan, brown to black, unconsolidated to poorly consolidated, clean to clayey silty, unfossiliferous, variably organic-bearing sands to blue green to olive green, poorly to moderately consolidated, sandy, silty clays. The Shelly sediments are variably calcareous and fossiliferous quartz sands to well indurated, sandy, fossiliferous limestones with clayey sands and sandy clays present.

The Peace River Formation is primarily found in eastern Hillsborough County and is composed of interbedded sands, clays and carbonates. The sands are generally light gray to olive gray, poorly consolidated, clayey, variably dolomitic, very fine to medium grained and phosphatic. The clays are yellowish gray to olive gray, poorly to moderately consolidated sandy, silty, phosphatic and dolomitic. The carbonates are light gray to yellowish gray, poorly to well indurated, variably sandy and clayey, and phosphatic. The carbonates often include opaline chert. The Bone Valley Member is a clastic unit consisting of sand-sized and larger phosphate grains in a matrix of quartz sand, silt and clay. The lithology is highly variable ranging from sandy, silty, phosphatic clays and relatively pure clays to clayey, phosphatic sand to sandy, clayey phosphorites. The Peace River Formation is a semi-confining unit and forms an intermediate aquifer system in eastern Hillsborough County.

The Arcadia Formation Tampa member is white to yellowish gray, fossiliferous and variably sandy and clayey mudstones, wackestone and packstone with minor to no phosphate grains that is found near sea level throughout the County. The Tampa Limestone forms the upper part of the Floridan Aquifer System in the area.

The Suwannee Limestone consists of a white to cream, poorly to well indurated, fossiliferous, vuggy to moldic limestone (grainstone and packstone). The dolomitized parts are gray, tan, light brown to moderate brown, moderately to well indurated, finely to coarsely crystalline, dolostone with limited occurrences of fossiliferous beds of mollusks, foraminifers, corals and echinoids. The Suwannee Limestone underlies all of Hillsborough County and outcrops in the northeast corner of the County.

Hydrogeology

Surface drainage in the county is toward Old Tampa Bay, Hillsborough Bay and Tampa Bay. The principal waterways are the Hillsborough River, Alafia River and Little Manatee River. Minor tributaries include Rocky Creek, Sweetwater Creek, Sixmile Creek and Bull frog Creek. Many bays and small bays extend inland for short distances from the coast.

Drainage is slow on the flatwoods, which is provided by the depressions of swamps, sloughs and perennial streams of the area. Much of the northwestern portion of the county is covered with relic sinkholes, in which lakes have formed. These sinkhole lakes are in direct hydrologic contact with the underlying limestone

formations, as a result of thinning or absent clay layers. Consequently, water levels fluctuate in response to the potentiometric surface of the Floridan Aquifer.

5.3 United States Geological Society (USGS) Quadrangle Map

Topographic maps were reviewed to develop an understanding of previous land uses in the study area and to identify any areas that may show historical, natural and manmade features, which aid in determining potential environmental concerns. The USGS 7.5-Minute "Tampa, Florida" Quadrangle dated 1956, photo-revised 1987 and the USGS 7.5-Minute "Gandy Bridge, Florida" Quadrangle dated 1956, photo-revised 1987 were reviewed as part of this study. A copy of the topographic map is provided in **Appendix B**.

Based on a review of the topographic map the majority of the study area is shaded red/pink to indicate urbanized/developed areas. I-275 is depicted in its current alignment. Numerous structures, both small and large, are depicted throughout the entire study area.

6. PROJECT IMPACTS

6.1 Potential Contamination Sites Summary

Based on the methodologies completed by Tierra, thirty-four (34) facilities/sites were identified within the study area, which may present the potential for finding petroleum contamination or hazardous materials and, therefore, may impact the proposed improvements for this project. Details for each site investigated are provided in **Table 6-1**, Potential Contamination Sites Summary Table. The location of each contamination site is illustrated in **Appendix A**. Background information for many of the sites listed in the table below was provided in the March 1997 Final Preliminary Engineering Report (**Appendix F**).

Table 6-1 Potential Contamination Sites Summary Table

Site Number	Regulatory Listing & Address	Approximate Distance & Direction from Project Limits	Concern & Facility ID	Previously Identified Site?	Risk Rating	Comments
1	Redwing Carriers Eisenhower Blvd. & Courtney Campbell Causeway	On-site	Petroleum 9101830	No	Low	During the site reconnaissance, this facility was observed as Veterans Expressway roadway and ROW. According to the Contamination Assessment Report dated May 2, 1989, an accident involving a petroleum transport truck that discharged approximately 4,000-gallons of unleaded gasoline occurred on October 27, 1986. The spill was contained and contaminated soil and groundwater was removed from the site. No further action was recommended based on the soil and groundwater sample results reportedly conducted within 48 hours of the spill. Based on the reported remedial efforts, this facility is given a potential contamination risk rating of "Low."
2	B&G Painting 6017 Jarvis St.	1,000 feet northwest	Hazardous Materials FLD063309223	No	No	During the site reconnaissance, this facility was observed as B&G Painting. According to the EDM database report, this facility is registered as a Conditionally Exempt Small Quantity Generator (CESQG). No code violations or enforcements have been reported. Based on distance and lack of contamination concerns, this facility is given a potential contamination risk rating of "No."
3	Anchor Glass Container Corp 4343 Anchor Plaza Pkwy.	150 feet west	Hazardous Materials FLR000027839	No	No	During the site reconnaissance, this facility was observed as Anchor Plaza, a commercial office complex. According to the EDM database report, this facility was formerly registered as a Small Quantity Generator (SQG). As of May 14, 1998, it has been verified to not be a generator of hazardous waste any longer. No code violations or enforcements have been reported. Based on distance and lack of reported contamination concerns, this facility is given a potential contamination risk rating of "No."
4	Exxon #49101 4803 Memorial Hwy.	400 feet northwest	Petroleum 8624827 Hazardous Materials FLD981747751, FLD984185678	No	No	During the site reconnaissance, this facility was observed as ITT Technical Institute. According to the EDM database report, ten (10) underground storage tanks (USTs) were formerly maintained at this facility: 5x4,000-gallon unleaded gasoline, 1x4,000-gallon diesel fuel, removed in October 1989; and 3x10,000-gallon unleaded gasoline, 1x10,000-gallon diesel fuel, removed in July 1992. Three (3) discharges are reported: unleaded gasoline (unspecified quantity) discharge dated September 9, 1988; unleaded gasoline (unspecified quantity) discharge dated July 28, 1992; and a 47-gallon unleaded gasoline discharge dated August 12, 1992. A No Further Action (NFA) letter was issued for the 1988 discharge on June 27, 1991. No Site Rehabilitation Completion Order (SRCO) has been issued for the subsequent two discharges and, according to Map Direct (queried in March 2018), cleanup is pending. In addition, this facility was formerly registered as a CESQG. No code violations or enforcements regarding hazardous materials have been reported. Based on distance, this facility is given a potential contamination risk rating of "No."
5	Hillsborough County Aviation Authority 4415 Eisenhower Blvd.	200 feet east	Petroleum 8629834	No	Low	During the site reconnaissance, this facility was observed as a vacant grassy lot. According to the EDM database report, this facility formerly maintained one (1) 1,000-gallon diesel fuel UST, removed in January 1998. No discharges are reported. Based on the considerable distance and lack of reported contamination concerns, this facility is given a potential contamination risk rating of "Low."

Site Number	Regulatory Listing & Address	Approximate Distance & Direction from Project Limits	Concern & Facility ID	Previously Identified Site?	Risk Rating	Comments
6	FDOT Turnpike – Veterans Expressway ROW Sites Multiple sites – north to south along Veterans Exwy	NA	Petroleum 9300656	No	Low	According to documents found on OCULUS, this facility ID number is assigned to a compilation of nine (9) sites of concern that were located within areas to be acquired as ROW during the Veterans Expressway improvements/widening in the early 1990s. Three (3) of the sites identified are within the study area for this project and are discussed in this Potential Contamination Sites Summary Table: Site No. 4 – Exxon #49101, Site No. 7 - Allied Tire Sales/former Sun Auto Repair, and Site No. 9 - Hillsborough County Fire Department #200. Risk ratings for each of these sites are provided in the corresponding write-up. The remaining six (6) sites of concern fall outside the study limits and are, therefore, not considered contamination concerns. Given this information, this facility is given a potential contamination risk rating of “Low.”
7	Allied Tire Sales, former Sun Auto Repair 3302 Eisenhower Blvd.	On-site	Petroleum 8625542 Hazardous Materials FLD981858293	No	Low	During the site reconnaissance, this facility was observed as woods, paved private roadway and Veterans Expressway ROW. According to the Contamination Assessment and Initial Remediation Report dated October 1992, this facility formerly maintained three (3) USTs (2x4,000-gallon leaded gasoline, 1x4,000-gallon unleaded gasoline), removed in 1992. A discharge was reported on April 26, 1993 (all assessment activities were conducted in 1992) due to contamination detected during tank removal. Approximately 845 tons of excessively contaminated soil was excavated and removed from the site and this discharge was issued an NFA letter on December 24, 1992. In addition, according to the EDM database report this facility was registered as an SQG on January 7, 1987. No code violations or enforcements regarding hazardous materials have been reported. Based on the reported remedial efforts and lack of current contamination concerns, this facility is given a potential contamination risk rating of “Low.”
8	McKenzie Truck Spill Underneath the overpass at Veterans Expressway & Independence Parkway	On-site	Petroleum 9804504	No	Medium	During the site reconnaissance, this facility was observed as Veterans Expressway/Independence Parkway roadway and ROW. No obvious monitor wells were observed at or near this facility. According to the EDM database report, an accident involving a petroleum transport truck discharged approximately 8,700 gallons of unleaded gasoline on December 28, 2001. Cleanup ensued and an SRCO was issued for this discharge on February 22, 2006. However, the Supplemental Site Assessment Report (SSAR) dated December 9, 2005 stated that groundwater sample taken in August 2004 indicated no exceedances of Groundwater Cleanup Target Levels (GCTLs), yet samples taken in May 2005 yielded significantly higher petroleum contaminant concentrations compared to previous groundwater data. Due to this discrepancy, it was concluded that the existing groundwater contamination was due to unrelated traffic accidents subsequent to the McKenzie truck spill. See excerpts in Appendix F . Based on the close proximity and documented existing groundwater contamination in the vicinity, this facility is given a potential contamination risk rating of “Medium.”
9	Hillsborough County Fire Department #200 4601 Eisenhower Blvd.	1,600 feet northeast	Petroleum 8624915	No	No	During the site reconnaissance, this facility was observed as a vacant grassy lot. According to the EDM database report, this facility formerly maintained one (1) 1,000-gallon diesel fuel UST, removed in December 1991. A diesel fuel (unspecified quantity) discharge dated December 19, 1991 was reported following the discovery of contamination during tank removal activities. No SRCO has been issued and, according to Map Direct, the facility is awaiting cleanup. Based on distance, this facility is given a potential contamination risk rating of “No.”
10	New York Life 5517 W Lasalle St.	AST: 90 feet southwest	Petroleum 9814181	No	Low	During the site reconnaissance, this facility was observed as New York Life, an insurance company. An emergency generator with integral aboveground storage tank (AST) was observed southwest of the facility. No obvious staining or odors were noted. According to the EDM database report, this facility maintains one (1) 1,100-gallon diesel fuel AST, installed in May 2014. No discharges have been reported for this facility. Based on distance and the lack of reported discharges, this facility is given a potential contamination risk rating of “Low.”

Site Number	Regulatory Listing & Address	Approximate Distance & Direction from Project Limits	Concern & Facility ID	Previously Identified Site?	Risk Rating	Comments
11	ERNS Spill – Cypress St. 5523 W Cypress St.	700 feet west	Hazardous Materials ERNS Incident ID: 530963	No	No	According to the EDM report, on June 3, 2000, an unknown amount of ammonia was released from an unspecified source at this address. Reportedly, the leak was stopped. No other information is provided. Based on the significant distance, this facility is given a potential contamination risk rating of “No.”
12	New York Life - Corporate Oaks 5505 W Cypress St.	AST: On-site	Petroleum 9807461	No	Low	During the site reconnaissance, this facility was observed as New York Life, an insurance company. According to the EDM database report, this facility currently maintains four (4) 1,000-gallon diesel fuel ASTs, each installed on separate dates: August 1994, January 2004, May 2005 and June 2012. No obvious staining or odors were noted. No discharges have been reported for this facility. Based on the lack of reported discharges, this facility is given a potential contamination risk rating of “Low.”
13	New York Life #2 5510 W Lasalle St.	AST: 50 feet west	Petroleum 9814825	No	Low	During the site reconnaissance, this facility was observed as New York Life, an insurance company. According to the EDM database report, this facility currently maintains one (1) 800-gallon diesel fuel AST, in service as of December 2015. No obvious staining or odors were noted. No discharges have been reported. Based on the lack of reported discharges, this facility is given a potential contamination risk rating of “Low.”
16	Avis Rent a Car 5412 Airport Service Rd.	460 feet east	Petroleum 8624865	No	No	During the site reconnaissance, this facility was observed as Avis Rent a Car. According to the EDM database report, this facility formerly maintained thirteen (13) fuel storage tanks: 4x4,000-gallon unleaded gasoline, 2x1,000-gallon lube oil, and 1x4,000-gallon diesel fuel USTs, removed in June 1986; 2x1,000-gallon lube oil USTs, removed in April 1997; 2x1,000-gallon lube oil ASTs, removed in February 2016; and 2x10,000-gallon unleaded gasoline USTs, removed in April 2016. Two (2) discharges are reported: “other non-regulated” (unspecified quantity) discharge dated January 12, 1990, and new/lube oil (unspecified quantity) discharge dated October 28, 1994. An NFA letter was issued for the 1994 discharge on May 2, 2012. No SRCO has been issued for the 1990 discharge and, according to Map Direct, cleanup is ongoing. According to the most recent sampling data included in the Tank Closure Assessment and Source Removal Report dated March 16, 2017, contaminated soil was excavated from the former UST locations (approximately 550 feet east of the project corridor) and groundwater samples did not exceed GCTLs. Based on distance, this facility is given a potential contamination risk rating of “No.”
18	Healthplan Services 3503 Frontage Rd.	UST: 90 feet east	Petroleum 9200538	No	Low	During the site reconnaissance, this facility was observed as an active Concourse Center office building. According to the EDM database report, this facility maintained a total of two (2) diesel fuel USTs: 1x4,000-gallon was replaced by 1x4,000-gallon in April 2009, which is currently maintained on-site. The UST area was noted within the parking lot adjacent south of the facility (approximately 90 feet east of the project limits). No discharges have been reported for this facility. Based on the lack of reported contamination concerns, this facility is given a potential contamination risk rating of “Low.”
19	Concourse Center – historical entry 3503 Frontage Rd.	UST: 90 feet east	Petroleum 9200538	No	Low	This EDM database report listing is a duplicate of Site No.18 – Healthplan Services (see facility listing above).
20	Critikon 5416 W Laurel St.	Adjacent east	Hazardous Materials FLD076973858	No	Low	During the site reconnaissance, this facility was observed as Laurel Street Commerce Center. According to the EDM database report, this facility was formerly registered as a SQG beginning on January 7, 1987, and is currently closed as of July 9, 2010. No code violations or enforcements have been reported for this facility. Based on the lack of contamination concerns, this facility is given a potential contamination risk rating of “Low.”

Site Number	Regulatory Listing & Address	Approximate Distance & Direction from Project Limits	Concern & Facility ID	Previously Identified Site?	Risk Rating	Comments
21	Xcelience 5415 W Laurel St.	AST: 310 feet east	Petroleum 9601592 Hazardous Materials FLD065144545	No	No	During the site reconnaissance, this facility was observed as Xcelience, a pharmaceutical company. According to the EDM database report this facility currently maintains one (1) 3,000-gallon diesel fuel AST, installed in July 1995. The AST was observed at the southwest corner of the facility and a hazardous material storage shed was noted in the northeast corner of the property, approximately 60 feet east of the facility. No obvious monitor wells were observed at or near this facility. No discharges have been reported for this facility. Additionally, this facility was registered as a SQG in January 27, 1998 and is currently registered as a Large Quantity Generator (LQG) beginning on March 24, 2015. No hazardous waste code violations or enforcements have been reported for this facility. Based on the considerable distance and the lack of contamination concerns, this facility is given a potential contamination risk rating of "No."
22	Colony Shops of Florida 3415 E Frontage Rd.	Former USTs: 300 feet east	Petroleum 9063924	Yes	Low	During the site reconnaissance, this facility was observed as a Social Security Office and That's Us Technologies, an internet marketing company. According to the EDM database report this facility formerly maintained two (2) 4,000-gallon unleaded gasoline USTs, removed in December 1989. One (1) unleaded gasoline discharge dated December 13, 1989 has been reported for this facility. An SRCO was issued for this discharge on June 30, 1992. According to a site map included in the Contamination Assessment Report (CAR) dated May 1991, the formerly contaminated storage tank area is located in the parking lot south of the facility, approximately 300 feet east of the project corridor. The former UST area was inaccessible (gated) during site reconnaissance. Based on the considerable distance and the SRCO, this facility is given a potential contamination risk rating of "Low."
25	National Car Rental System 5402 W Laurel St.	Within proposed ROW	Petroleum 9700495, 9200049	Yes	Low	During the site reconnaissance, this facility was observed as Laurel Street Commerce Center. No obvious fuel storage tanks, hazardous materials or monitor wells were observed at or near this facility. According to the Storage Tank Registration Form (STRF) dated June 25, 1997 this facility maintains two (2) motor oil ASTs: 1x550-gallon and 1x280-gallon, installed in April 1988 and April 1996, respectively. No discharges have been reported. Based on the lack of reported discharges, this facility is given a potential contamination risk rating of "Low."
26	Alamo Rent a Car #030 5220 Spruce St.	Extent of groundwater contamination plume: 120 feet south	Petroleum 8625604	No	Low	During the site reconnaissance, this facility was observed as an unmarked parking lot. According to the EDM database report, this facility formerly maintained six (6) USTs: 4x6,000-gallon unleaded gasoline, removed at an unknown date and 2x10,000-gallon unleaded gasoline, removed in May 2002. Three (3) discharges are reported: generic gasoline (unspecified quantity) discharge dated May 9, 1985, unleaded gasoline (unspecified quantity) discharge dated September 19, 1990, and a 30-gallon unleaded gasoline discharge dated May 22, 1993. No SRCO has been issued for any of the discharges and, according to Map Direct, cleanup is ongoing. According to the most recent sampling data included in the Template Site Assessment Report (TSAR) dated March 15, 2017, soil and groundwater contamination still exists at the site. Although contamination remains on-site, the closest contaminant plume (benzene) is located approximately 120 feet south of the project corridor. Based on the distance to contamination concerns, this facility is given a potential contamination risk rating of "Low"
28	Memorial and Cypress Avenue Landfill Memorial Ave.	Memorial Highway and Cypress Avenue intersection	Landfill debris No facility ID	No	Medium	During the site reconnaissance, this facility was observed as FDOT roadway and ROW. According to the EDM database report, a landfill was historically located in proximity to the intersection of Memorial Highway and Cypress Avenue. No information pertaining to the existence, type/amount of debris, size, specific location, or regulatory status was found on the City of Tampa Historic Landfill Assessment Program, FDEP Map Direct or OCULUS databases. No visual evidence of this site was observed during the review of historical aerial photography or site reconnaissance. Although there is a lack of visual evidence and documentation, this facility is given a potential contamination risk rating of "Medium."

Site Number	Regulatory Listing & Address	Approximate Distance & Direction from Project Limits	Concern & Facility ID	Previously Identified Site?	Risk Rating	Comments
30	Laser Spine Institute 5332 Avion Park Dr.	400 feet south	Petroleum 9814665	No	No	During the site reconnaissance, this facility was observed as Laser Spine Institute. According to the EDM database report, this facility currently maintains one (1) 1,000-gallon diesel fuel AST. No discharges are reported. Based on the significant distance and lack of reported contamination concerns, this facility is given a potential contamination risk rating of "No."
32	Former Value Rent-A-Car 5210 & 5202 West Spruce St.	Nearest contamination Plume: 150 feet south	Petroleum 9045619 Hazardous Materials FLT980061071	No	Low	During the site reconnaissance, this facility was observed as Adventure Airport Parking. According to the EDM database report this facility formerly maintained four (4) unleaded gasoline USTs (two (2) 10,000-gallon and two (2) 8,000-gallon) and one (1) 550-gallon waste oil UST. Four (4) tanks were removed March 1991 and the fifth was removed March 2006. Two (2) discharges are reported: unleaded gasoline (unspecified quantity) discharge dated March 28, 1991 and unleaded gasoline (unspecified quantity) discharge dated February 27, 2006. An SRCO was issued on August 27, 2009 for the 2006 discharge. No SRCO has been issued for the 1991 discharge and, according to Map Direct, cleanup is ongoing. According to figures included in the Site Assessment Final Report dated November 2006, the closest groundwater contaminant plume (benzene) is located approximately 150 feet south of the project corridor. Additionally, this facility was formerly registered as a CESQG as of June 6, 1991. No code violations or enforcements regarding hazardous materials have been reported. Based on the distance to contamination concerns, this facility is given a potential contamination risk rating of "Low."
33	Avion Park at Westshore Brownfields Area and Brownfields Site Southwest of the intersection of Spruce St. and O'Brien St. to West Laurel St.	Brownfield area: adjacent south	Brownfields Brownfields No. BF290607000 & BF2590607001	No	Low	During the site reconnaissance, this area was observed to be various hotels, parking lots and other commercial businesses. An area encompassing 18.89 acres of land adjoining west of the project corridor from West Spruce Street to West Laurel Street is registered as a Brownfield area. With certain legal exclusions and additions, the term "brownfield site" means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The Brownfield site identified in the Brownfields Resolution No. 2006-1579 included Site No. 32 - Former Value Rent-A-Car. The contaminants of concern include petroleum constituents, Chloromethane, and Bromomethane. The contaminated area of concern is located approximately 280 feet south of the project limits. An SRCO was issued on October 13, 2010 for the contamination identified in the original Brownfield Site Rehabilitation Agreement (BSRA). Based on the distance and SRCO, this facility is given a potential contamination risk rating of "Low."
34	Former Alamo Rent a Car 5124 West Spruce St.	Former UST area: 190 feet south	Petroleum 8627265	No	Low	During the site reconnaissance, this facility was observed as O'Brien Street ROW. According to the EDM database report this facility formerly maintained a total of eight (8) USTs of various capacities, removed on unknown dates. Three discharge dates are reported; September 5, 1989, January 10, 1990, and January 18, 1995. Tierra could not locate any of the Discharge Reporting Forms (DRFs) on the OCULUS database; however, the CAR dated February 4, 1991 and an undated FDEP document found on the OCULUS database plots the location of two (2) contaminated former storage tank areas and monitor wells approximately 190 feet south of the project corridor. No SRCO has been issued for the reported discharges and the current cleanup status is reported as pending. Based on the considerable distance to contamination concerns, this facility is given a potential contamination risk rating of "Low."

Site Number	Regulatory Listing & Address	Approximate Distance & Direction from Project Limits	Concern & Facility ID	Previously Identified Site?	Risk Rating	Comments
35	Prestige Cleaners & Laundry 5135 W Cypress St.	570 feet east	Drycleaner solvents 9600517	No	No	During the site reconnaissance, this facility was observed as Junco & Kierzynski, an accounting firm. According to the EDM database report this facility is registered as an active dry-cleaning drop off point. Based on the significant distance, this facility is given a potential contamination risk rating of "No."
38	7-Eleven Food Store #24305 5125 West Cypress St.	770 feet east	Petroleum 8627491	Yes	No	During the site reconnaissance, this facility was observed as an active 7-Eleven retail fuel station. According to the EDM database report this facility formerly maintained 3x10,000-gallon unleaded gasoline USTs, removed October 6, 2005. Currently maintained onsite are 2x10,000-gallon unleaded gasoline USTs. Two discharges have been reported; November 30, 1988 and November 30, 1989. According to the FDEP Notice of Funding Form dated August 28, 2014 this facility is in the process of continuing site rehabilitation. Based on the significant distance, this facility is given a potential contamination risk rating of "No."
40	Former Miami Elevator Co. 5100 W Grace St.	850 feet east	Petroleum 8736801	No	No	During the site reconnaissance, this facility was observed as Sunstate Propeller. According to the EDM database report this facility formerly maintained one (1) 500-gallon diesel fuel AST and one (1) 250-gallon mineral spirit AST. The tanks were removed on an unknown date. No discharges have been reported for this facility. Based on distance, this facility is given a potential contamination risk rating of "No."
41	Former Payless Car Rental 5105 W Cypress St.	940 feet east	Petroleum 8732393	Yes	No	During the site reconnaissance, this facility was observed as Sixt Rent-A-Car. According to the EDM database report this facility formerly maintained one (1) 8,000-gallon unleaded gasoline UST, removed September 30, 1993. No discharges have been reported for this facility. Based on distance, this facility is given a potential contamination risk rating of "No."
44	Carson Plumbing 5045 W Cypress St.	1,200 feet east	Petroleum 8627214	Yes	No	During the site reconnaissance, this facility was observed as Extra Space Self Storage. According to the EDM database report this facility formerly maintained two (2) USTs: 1x1,000-gallon waste oil and 1x1,000-gallon unleaded gasoline UST, removed December 1988. One (1) unleaded gasoline discharge (quantity not specified) dated December 14, 1988 is reported for this facility. An SRCO was issued for this discharge on April 29, 2005. Based on the significant distance, this facility is given a potential contamination risk rating of "No."
45	Busino Property 5031 W Cypress St. 5031 W Cypress St.	1,350 feet east	Petroleum 9806589	No	No	During the site reconnaissance, this facility was observed as Sign Systems & Graphic Design. According to the EDM database report, this facility formerly maintained one (1) 1,000-gallon leaded gasoline UST, removed in May 2004. One (1) unleaded gasoline discharge (quantity not specified) dated May 12, 2004 is reported for this facility. An SRCO was issued for this discharge on September 13, 2005. Based on distance, this facility is given a potential contamination risk rating of "No."
46	RFD Inc. 5024 W Nassau St.	1,500 feet east	Hazardous Materials FLD982121386	No	No	During the site reconnaissance, this facility was observed as Slade Ross Inc., a commercial HVAC company. According to the EDM database report, this facility was registered as "not a generator" of hazardous waste on July 10, 1989. According to Map Direct this facility is closed. Based on the significant distance, this facility is given a potential contamination risk rating of "No."
114	LabCorp 5610 W Lasalle St.	AST: 670 feet west	Petroleum 9814755	No	No	During the site reconnaissance, this facility was observed as LabCorp. An AST was noted at the northwest corner of the facility, approximately 670 feet west of the study area. According to Map Direct, this facility currently maintains one (1) 11,259-gallon AST, installed on October 20, 2015. No discharges have been reported. Based on the significant distance, this facility is given a potential contamination risk rating of "No."

SOURCES: EDM database report, various FDEP online databases

7. CONCLUSIONS AND RECOMMENDATIONS

Thirty-four (34) mainline facilities/sites were identified within the study area, which may present the potential for finding petroleum contamination or hazardous materials. The following risk ratings have been applied:

Table 7-1 Potential Contamination Site Summary

Risk Rating	No. of Sites
High	0
Medium	2
Low	16
No	16
Total	34

Based on the conclusions of the study and the risk ratings noted above, the following recommendations are made for this project:

For the locations rated “No” for potential contamination, no further action is planned. The site has been evaluated and determined not to have any potential contamination risk to the study area at this time.

For those locations rated “Low” for potential contamination, no further action is required at this time. These sites/facilities have the potential to impact the study area, but based on select variables have been determined to have low risk to the project at this time. Variables that may change the risk rating include a facility’s non-compliance to environmental regulations, new discharges to the soil or groundwater, and modifications to current permits. Should any of these variables change, additional assessment of the facilities should be considered.

For those locations with a risk rating of “Medium” or “High,” Level II field screening should be conducted. These sites have been determined to have potential contaminants, which may impact the project. A soil and groundwater sampling plan should be developed for each site. The sampling plan should provide sufficient detail as to the number of soil and groundwater samples to be obtained and the specific analytical test to be performed. A site location sketch for each facility showing all proposed boring locations and groundwater monitoring wells should be prepared.

Additional information may become available or site-specific conditions may change from the time this report was prepared and should be considered prior to acquiring ROW and/or proceeding with roadway construction.

8. REFERENCES

- Chapter 20 of FDOT's Project Development and Environment Manual, effective June 14, 2017
- Hillsborough County Property Appraiser's website
- Environmental Data Report for the study area dated June 1, 2017, Environmental Data Management, Inc.
- 2040 Future Land Use Map (published January 28, 2018), obtained from the official Plan Hillsborough website, www.planhillsborough.org
- Aerial photographs of Hillsborough County
 - FDOT Survey & Mapping APLUS www.dot.state.fl.us/surveyingandmapping/
 - University of Florida, Map & Imagery Library <http://web.uflib.ufl.edu/maps/>
 - Google Earth www.google.com/earth/
- FDEP, Map Direct <http://ca.dep.state.fl.us/mapdirect/>
- FDEP, OCULUS Document Management System <http://depedms.dep.state.fl.us/Oculus/>
- FDEP, Hazardous Waste Facilities Search and Reporting
- FDEP, Solid Waste Facility Inventory Report
- FDEP, Storage Tank/Contaminated Facility Search
- USEPA, Envirofacts, Multi-system Database Search www.epa.gov/enviro/
- USEPA, Florida's National Priority List Superfund Sites www.epa.gov/region4/superfund/
- USGS, Topographic Map USGS 7.5-minute "Tampa Florida" dated 1956, (Photorevised1987)