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I-4 Project Development and Environment (PD&E) Study
from east of 50th Street to Polk Parkway

Draft Contamination Screening Evaluation Report

May 2015

Project Limits:

I-4 from east of 50th Street to Polk Parkway

Hillsborough County, Florida
Polk County, Florida

Work Program Item Segment Number:

431746-1



Florida Department of Transportation
District Seven
11201 North McKinley Drive
Tampa, Florida 33612-6456

Disclaimer

No contamination assessment can wholly eliminate uncertainty regarding the potential for environmental contamination in connection with a property or corridor. Moreover, the identification of potentially-contaminated sites does not necessarily mean that the site is impacted. Rather, this Contamination Screening Evaluation is intended to reduce, but not eliminate, uncertainty regarding the potential for environmental contamination in connection with the areas subject to the Project Development and Environment (PD&E) Study.

Not every feature presented herein warrants the same level of assessment and must be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made. Subsequent evaluation should not be considered valid standards by which to judge the appropriateness of any prior assessment based on hindsight, new information, use of developing technology or analytical techniques, or other factors.

EXECUTIVE SUMMARY

The Florida Department of Transportation (FDOT) is conducting a Project Development and Environment (PD&E) Study to evaluate the need for express lane improvements along the 22.1 mile segment of I-4 from east of 50th Street (US 41/SR 583) in Hillsborough County to the Polk Parkway (SR 570) in Polk County. The express lane improvements are needed to increase the capacity, maintain the operations and improve safety of I-4.

This *Contamination Screening Evaluation Report (CSER)* for the I-4 project's PD&E Study was prepared as part of the PD&E Study as required by the FDOT's PD&E Manual, Part 2, Chapter 22 (January 17, 2008) and in accordance with the Federal Highway Administration's (FHWA's) Technical Advisory T 6640.8a (October 30, 1987). Consistent with this guidance and based on environmental records searches, land use surveys, field surveys, and other screening methodologies cited within the PD&E Manual, 44 sites that are known or have the potential to contain environmental contamination, hazardous materials and/or other regulated substances were identified within approximately 1/2 mile of the project corridor. (Notably, the evaluation of proposed stormwater pond sites associated with the I-4 project was not included in this CSER).

The findings of this investigation are based on the collection and evaluation of information obtained from the FDOT Efficient Transportation Decision Making (ETDM) Programming Screen Summary Report (June 26, 2014), an electronic environmental database search, electronic regulatory agency databases, current and historic aerial photography (1994 through 2014, depending on area), property ownership records, previous PD&E studies, and in-the-field visits of the project corridor.

Following FDOT CSER preparation guidelines, each of the 45 identified sites were assigned a "risk-rating" signifying the expectation level of encountering environmental contamination, hazardous materials and/or other regulated substances in association with constructing the proposed improvements to I-4. Based upon pre-established criteria, one site was rated NO (Risk), 14 sites were rated LOW, 25 sites were rated MEDIUM and five sites were rated HIGH. The MEDIUM and HIGH rated sites are identified as follows:

- Site No. 1 - Tampa Bay Truck Center (MEDIUM)
- Site No. 3 - Sunoco Gas Station (MEDIUM)
- Site No. 4 - BP Gas Station (MEDIUM)
- Site No. 8 - Chevron Gas Station (MEDIUM)
- Site No. 9 - BP Fairgrounds Gas Station (MEDIUM)
- Site No. 10 - Stepp's Towing Service (MEDIUM)
- Site No. 13 - Lazy Days RV Center (MEDIUM)
- Site No. 14 - Flying J Travel Plaza (MEDIUM)
- Site No. 15 - Circle K/Shell Gas Station (MEDIUM)
- Site No. 16 - Travel Centers of America (MEDIUM)
- Site No. 17 - Gator Ford (MEDIUM)
- Site No. 18 - Taylor Road Landfill (HIGH)
- Site No. 19 - Raceway Gas Station (MEDIUM)
- Site No. 20 - BP Gas Station (MEDIUM)
- Site No. 21 - 7-11 Store/Gas Station (MEDIUM)
- Site No. 24 - Griffin-Hall Farm (MEDIUM)
- Site No. 25 - Citgo - Quik Mart (HIGH)
- Site No. 26 - Circle K/Shell Gas Station (MEDIUM)
- Site No. 27 - Marathon Gas Station (MEDIUM)
- Site No. 28 - Hawk-Griffin Road Landfill (MEDIUM)
- Site No. 30 - Race Trac (MEDIUM)
- Site No. 31 - Shell Gas Station (MEDIUM)
- Site No. 32 - Abandoned Gas Station (HIGH)
- Site No. 33 - BP Gas Station (MEDIUM)
- Site No. 35 - Knights Inn (HIGH)
- Site No. 38 - Linder Industrial Machinery Company (MEDIUM)
- Site No. 39 - Circle K/Shell Gas Station (HIGH)
- Site No. 41 - Circle K/Shell Gas Station (MEDIUM)
- Site No. 42 - Stingray Chevrolet (MEDIUM)
- Site No. 44 - Mobil Speedlane Gas Station (MEDIUM)

The MEDIUM- and HIGH-rated sites are likely to be further evaluated through Level 2 Contamination Assessments during the design phase of this project to verify or negate the potential for environmental contamination concerns. Such assessments may include (but are not necessarily limited to) further in-the-field investigations and the collection of soil and groundwater samples for analysis. Depending upon the outcomes, some of the MEDIUM/HIGH-rated sites could be downgraded to LOW/NO, while others could be elevated or retain their current rankings.

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1.0 INTRODUCTION

This *Contamination Screening Evaluation Report (CSER)* is one of several documents being prepared as part of the I-4 (SR 400) Project Development and Environment (PD&E) Study. Federal Highway Administration (FHWA) Technical Advisory T 6640.8A (October 30, 1987) contains guidance on the evaluation of contamination and hazardous waste as it pertains to highway planning and environmental review.

To implement this guidance, the Florida Department of Transportation (FDOT) authored Part 2, Chapter 22 of the PD&E Manual (January 17, 2008), which identifies and explains the purpose, process and procedure by which environmental contamination screening for a project should be conducted. This CSER has been prepared in accordance with all applicable guidelines as stated within both FHWA T 6640.8A and Part 2, Chapter 22 of the FDOT PD&E Manual.

1.1 Purpose and Need

I-4 is a major east-west interstate highway that connects I-275, the Lee Roy Selmon Expressway, I-75, and the Polk Parkway. I-4 provides access to important industrial areas, such as the Port of Tampa, as well as downtown Tampa and residential/commercial areas in eastern Hillsborough and western Polk Counties. I-4 also provides an important connection to the regional and statewide transportation networks linking the Tampa Bay region to the remainder of the state and nation. On a more regional scale, I-4 extends from the I-275 interchange in downtown Tampa to I-95 in Daytona Beach. FDOT has designated I-4 eastbound from Tampa as one of seven one-way emergency evacuation routes in Florida.

The I-4 PD&E Study will examine the need for express lane improvements along the 22.1-mile segment of I-4 from east of 50th Street (US 41/SR 583) in Hillsborough County to the Polk Parkway (SR 570) in Polk County. The express lane improvements are needed to increase the capacity, maintain the operations and improve safety of I-4. A project location map is provided as Figure 1-1 below.

1.2 Existing Facility and Proposed Improvements

Throughout the project study limits, I-4 typically includes six 12-foot general use lanes, 10-foot paved outside shoulders, 10-foot paved inside shoulders, and a 64-foot grassed

median. The existing right-of-way (ROW) ranges from approximately 240- to 390-feet wide. The posted speed limit varies between 60 and 70 miles per hour (mph). Figure 1-2 depicts an existing typical section of I-4 within the project corridor.

The improvements being considered for this project include widening I-4 to accommodate four express lanes with two express lanes in each direction. The proposed typical section allows for two 11-foot express lanes, a 4-foot buffer, two 11-foot general use lanes, and one 12-foot general use lane, at a minimum, in each direction. Widening will occur both to the inside and the outside throughout most of the project study area, except from approximately Alexander Street (SR 39A) to Polk Parkway (SR 570) where widening will be only to the inside. The project is to be constructed mainly within the existing I-4 ROW with the exception of ten locations, six on the north side of I-4 and four on the south side of I-4. The additional ROW is needed to correct horizontal geometry, provide 10-foot maintenance berms behind Mechanically Stabilized Earth (MSE) walls, and for the inclusion of express lanes at the I-4 and I-75 interchanges. Figure 1-3 depicts the proposed typical section for I-4 throughout the project limits.

Figure 1-1. Project Location Map

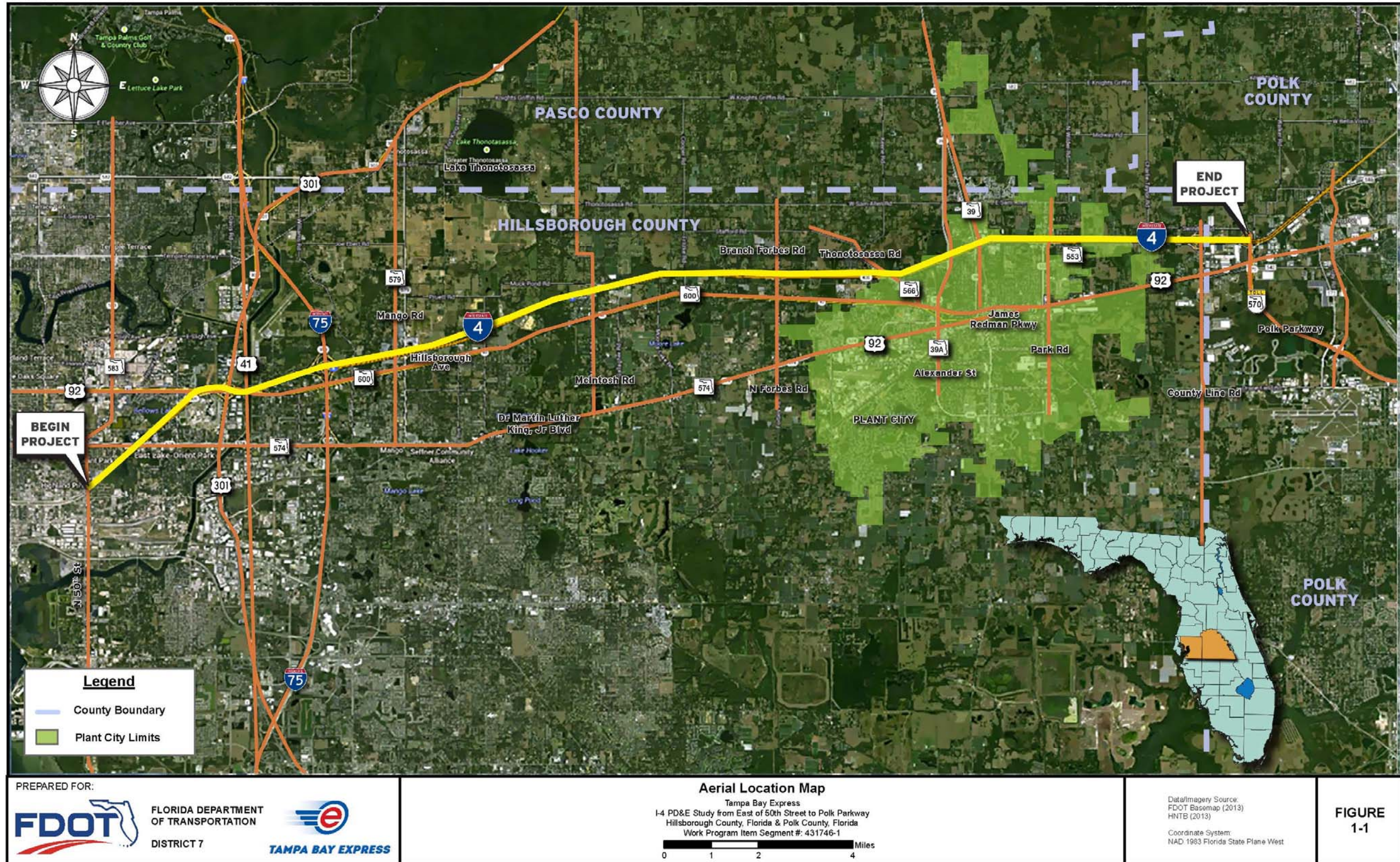


Figure 1-2. Existing Typical Section

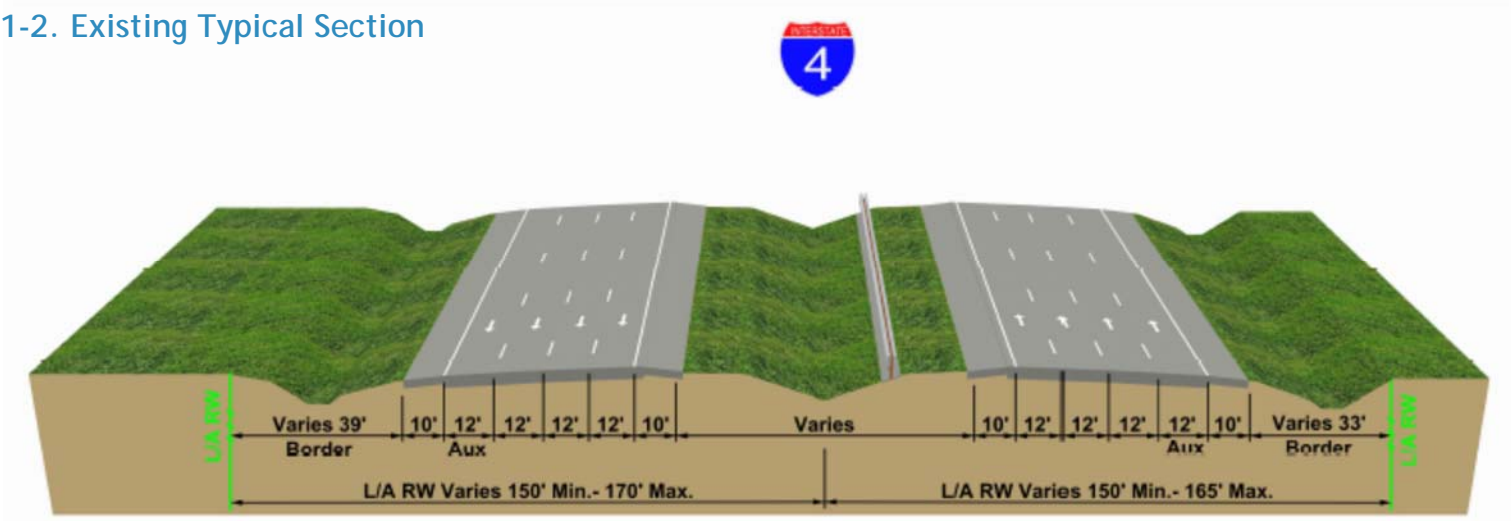


Figure 1-3. Proposed Typical Section



2.0 LAND USE

2.1 Existing Land Use

A review of land use information and data within the project study limits reveals a variety of land uses within a quarter mile of I-4. Table 2-1 provides a summary of these uses by land use category.

Table 2-1. Existing Land Use

Generalized Land Use Category	Acres			Percent Coverage		
	Polk County	Hillsborough County	Total	Polk County	Hillsborough County	Total
Acreage Not Zoned for Agriculture	2.4	594.8	597.3	0.3%	8.5%	7.7%
Agricultural	132.4	1,670.5	1,802.9	17.3%	23.9%	23.2%
Centrally Assessed	0.0	0.4	0.4	0.0%	0.0%	0.0%
Industrial	225.1	303.9	529.0	29.3%	4.3%	6.8%
Institutional	0.3	359.2	359.5	0.0%	5.1%	4.6%
Other	7.2	11.5	18.8	0.9%	0.2%	0.2%
Parcels with No Values	0.0	79.5	79.5	0.0%	1.1%	1.0%
Public/Semi-public	13.2	1,206.2	1,219.4	1.7%	17.3%	15.7%
Residential	101.2	1,587.0	1,688.1	13.2%	22.7%	21.8%
Retail/Office	48.4	786.8	835.2	6.3%	11.3%	10.8%
ROW	0.8	1.4	2.2	0.1%	0.0%	0.0%
Vacant Nonresidential	226.2	261.7	487.9	29.5%	3.7%	6.3%
Vacant Residential	8.6	129.3	137.9	1.1%	1.8%	1.8%
Water	1.5	0.0	1.5	0.2%	0.0%	0.0%

As shown, the greatest percentage of the land adjacent to I-4 is currently in agricultural and residential uses. Figure 2-1 provides a graphic depiction of these land uses.

2.2 Future Land Use

The project study limits traverse both Hillsborough and Polk counties. The following comprehensive plans were reviewed to determine the extent of planned changes to the land uses within the project study area.

- Comprehensive Plan for Unincorporated Hillsborough County, Future Land Use, August 26, 2008 (Effective Date).
- Polk County Comprehensive Plan Integrated Development - Management System, adopted November 18, 1992 (Revised August 2013).

Figure 2-2 graphically depicts the planned future land uses for both areas.

Figure 2-1. Existing Land Use (1 of 3)

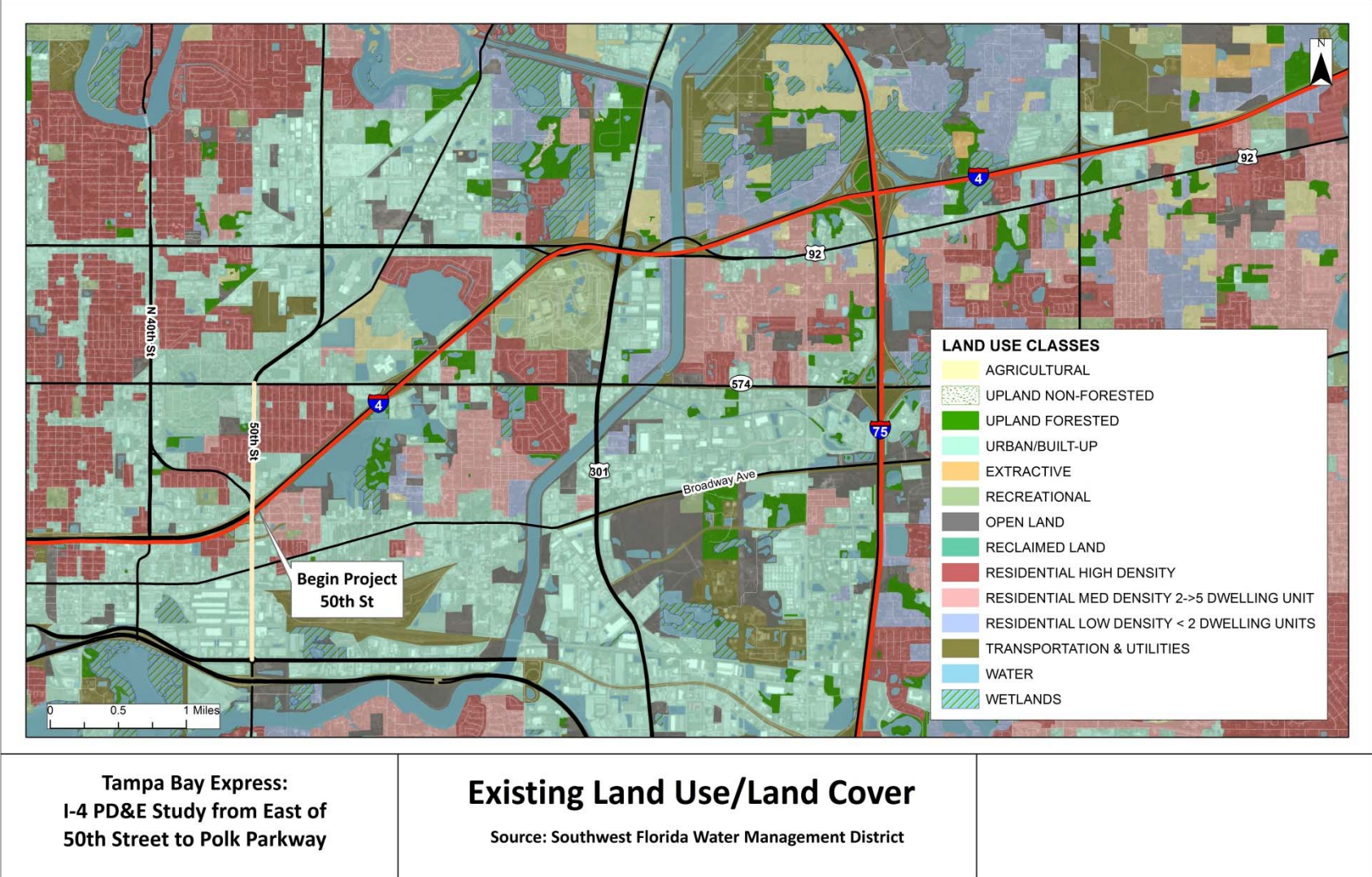


Figure 2-1. Existing Land Use (2 of 3)

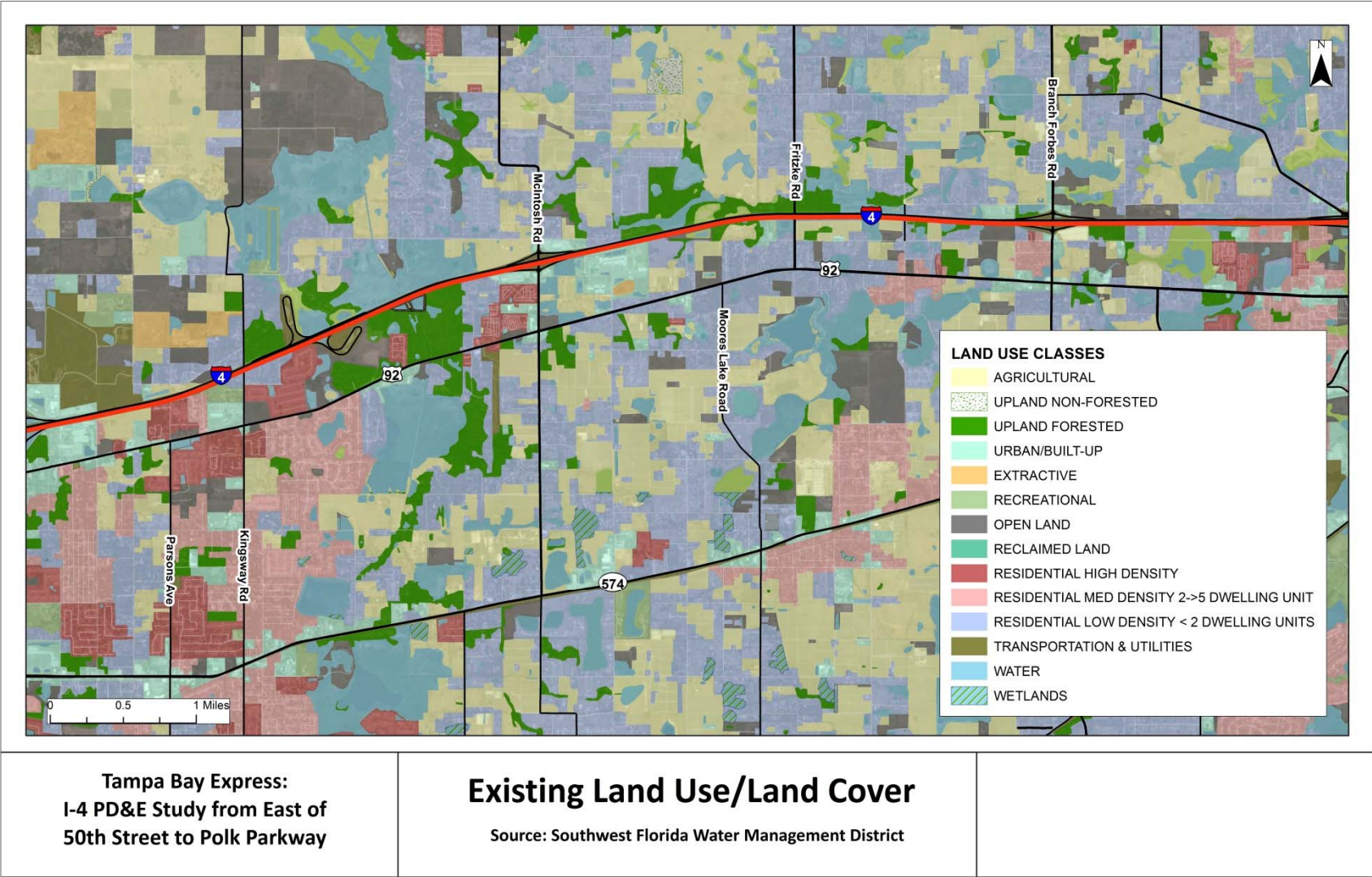


Figure 2-1. Existing Land Use (3 of 3)

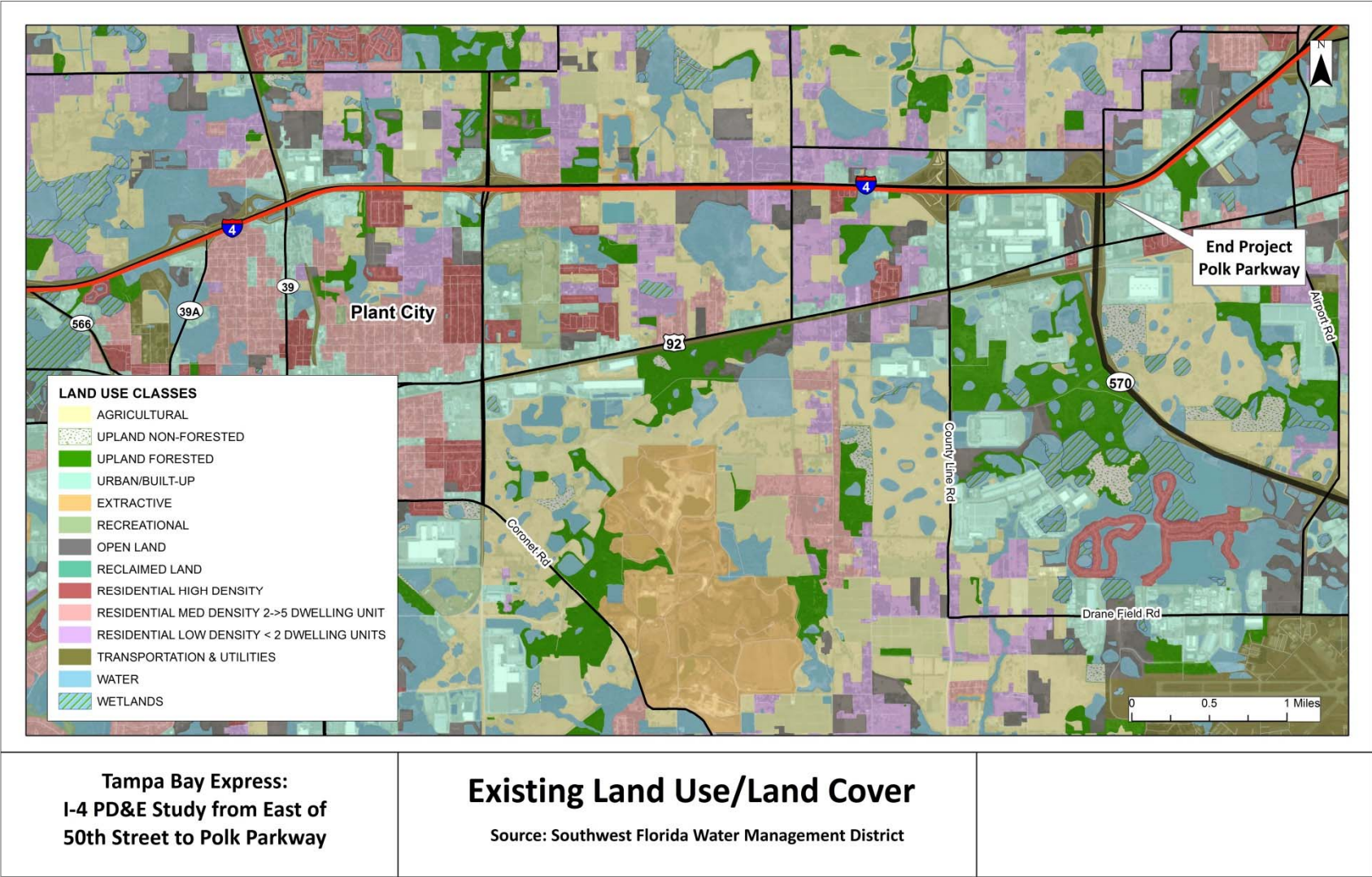


Figure 2-2. Future Land Use (1 of 5)

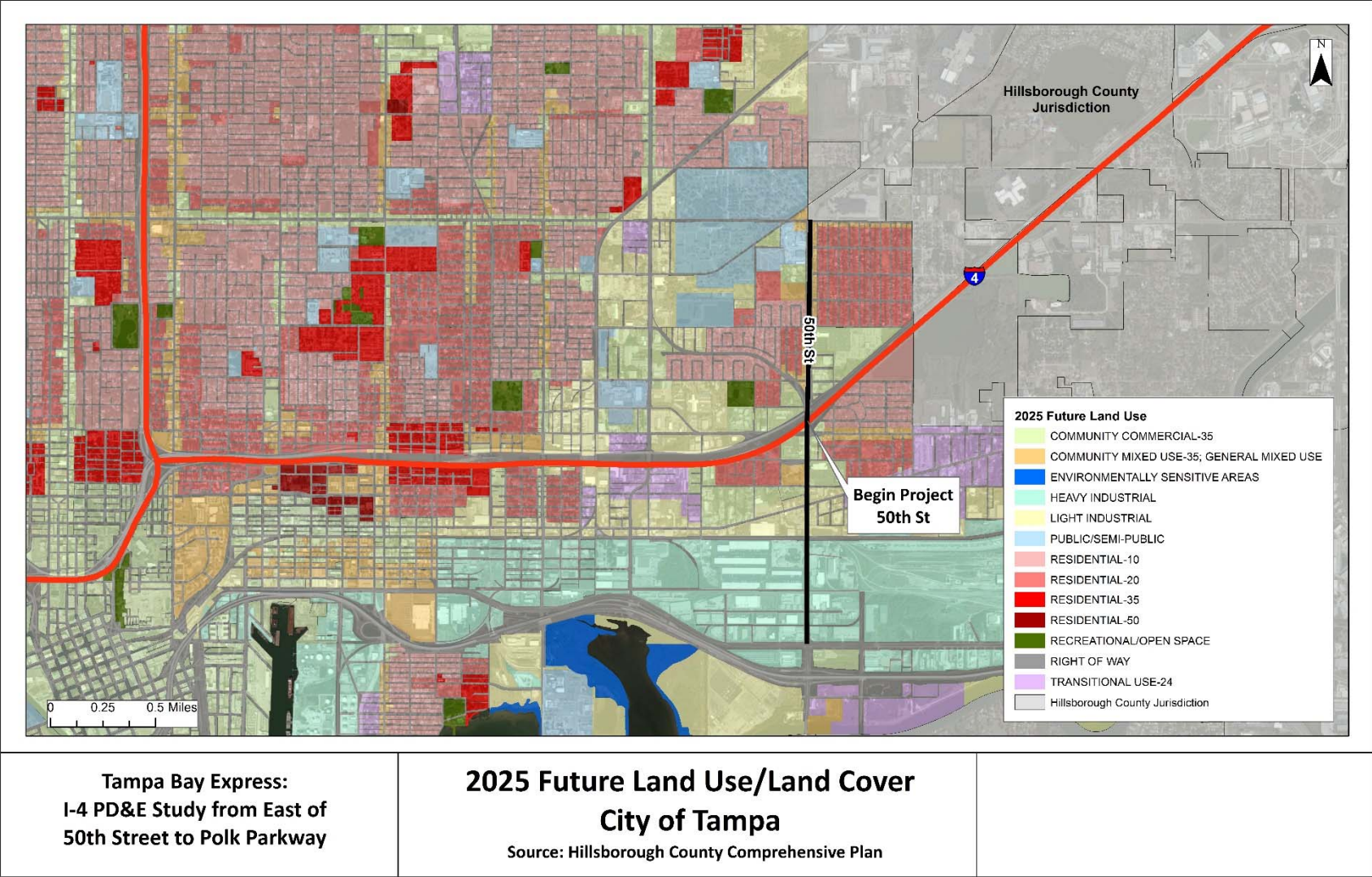
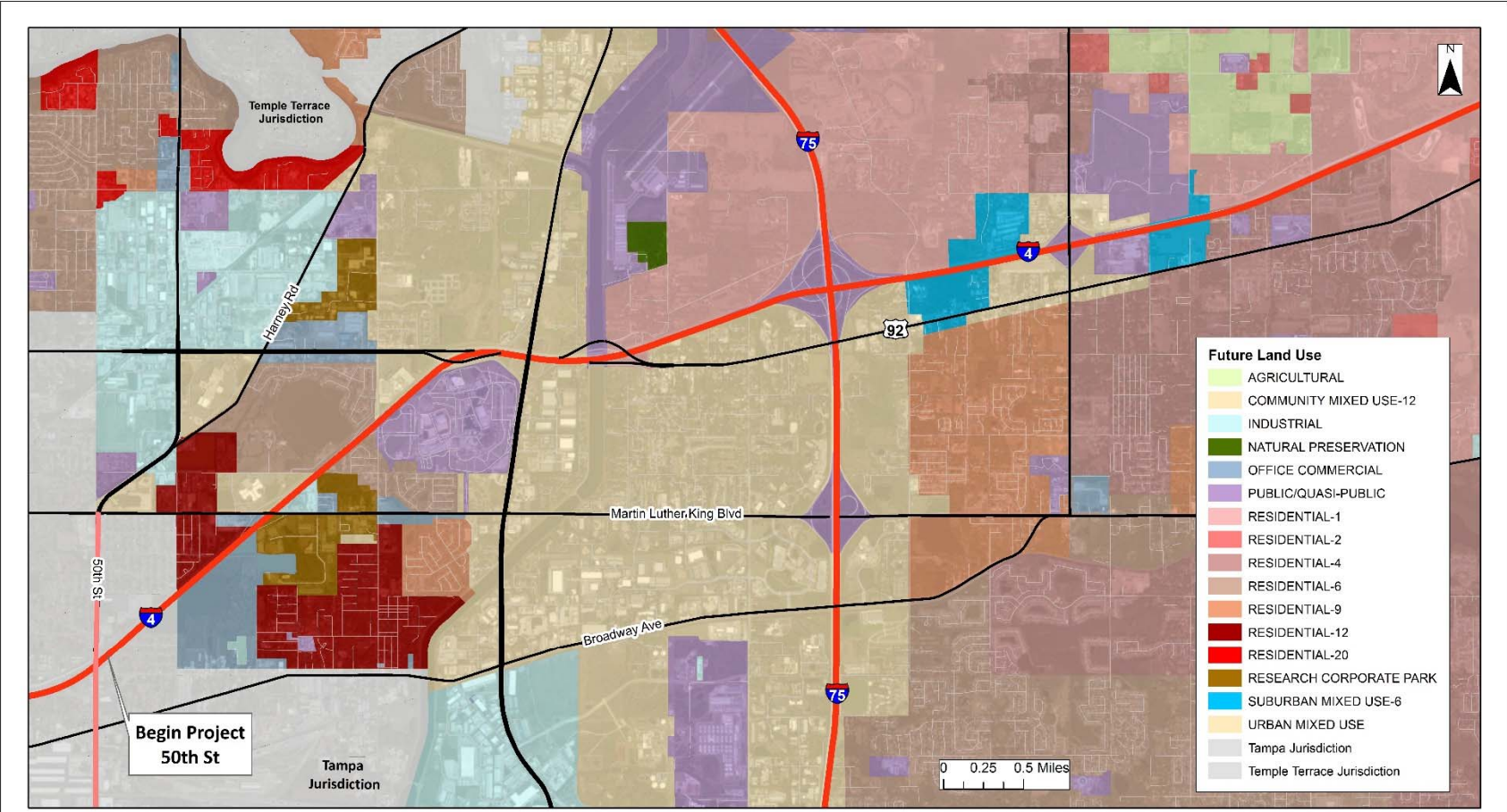


Figure 2-2. Future Land Use (2 of 5)



Tampa Bay Express:
 I-4 PD&E Study from East of
 50th Street to Polk Parkway

**2025 Future Land Use/Land Cover
 Hillsborough County**

Source: Hillsborough County Comprehensive Plan

Figure 2-2. Future Land Use (3 of 5)

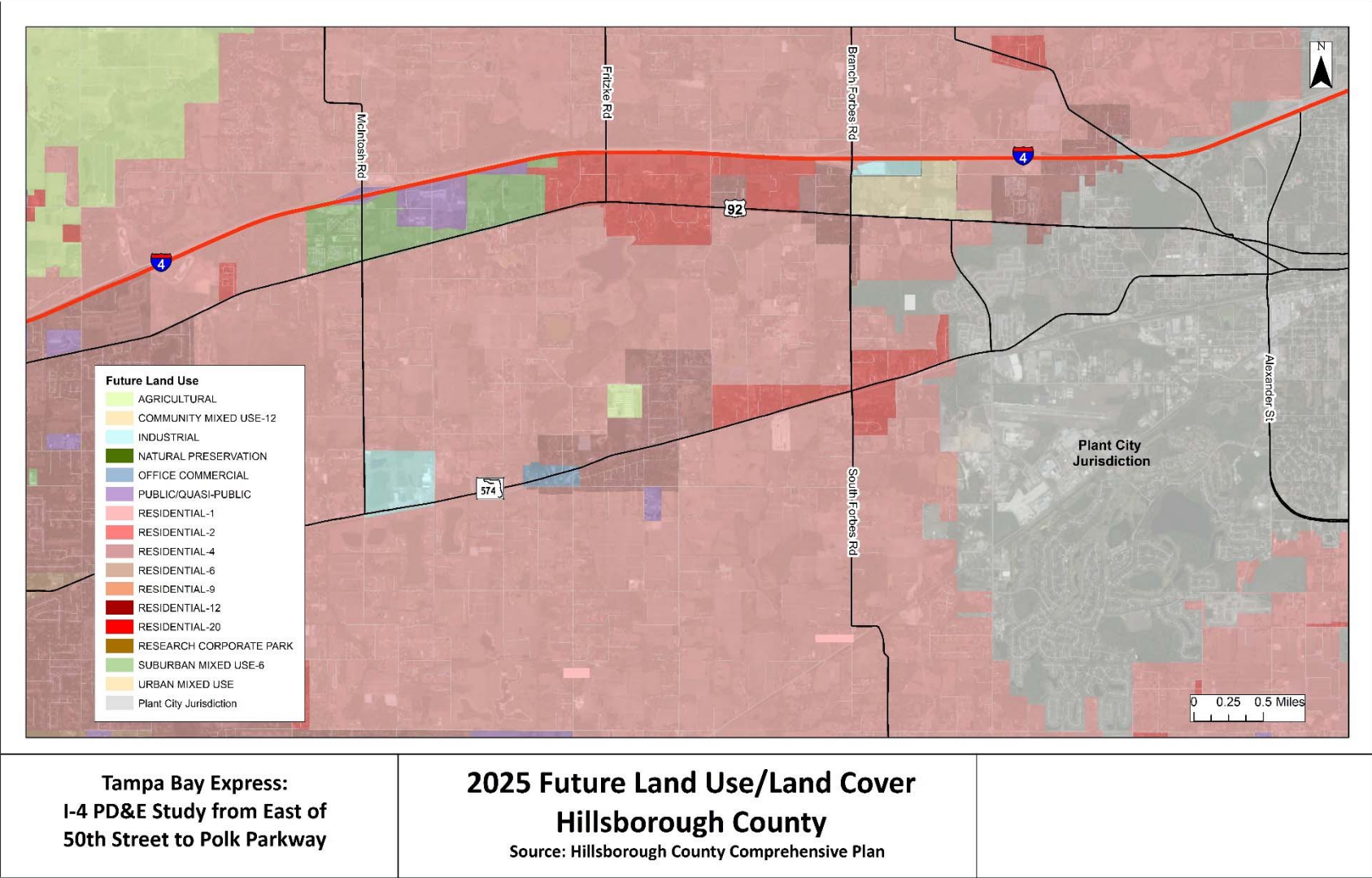


Figure 2-2. Future Land Use (4 of 5)

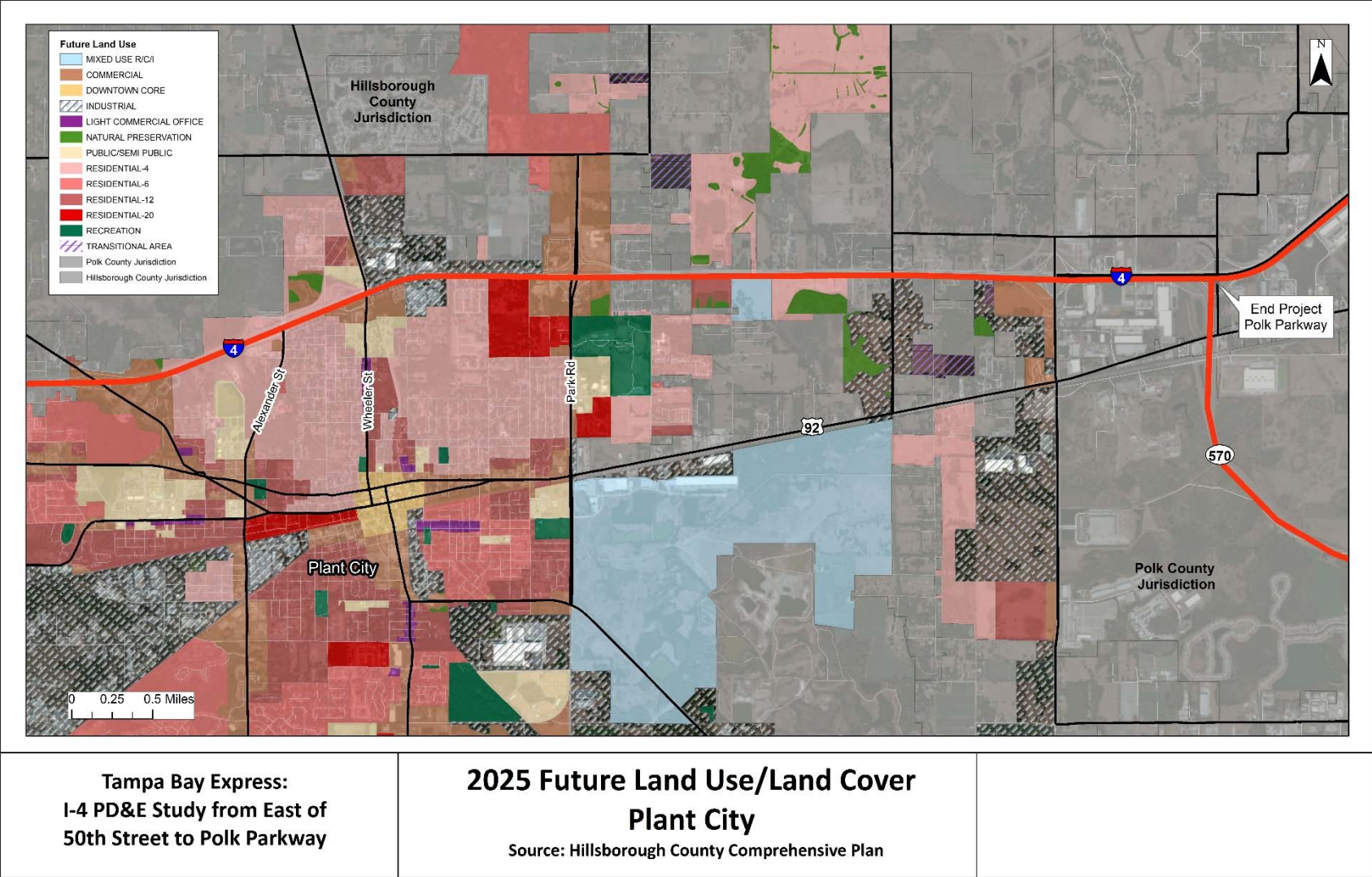
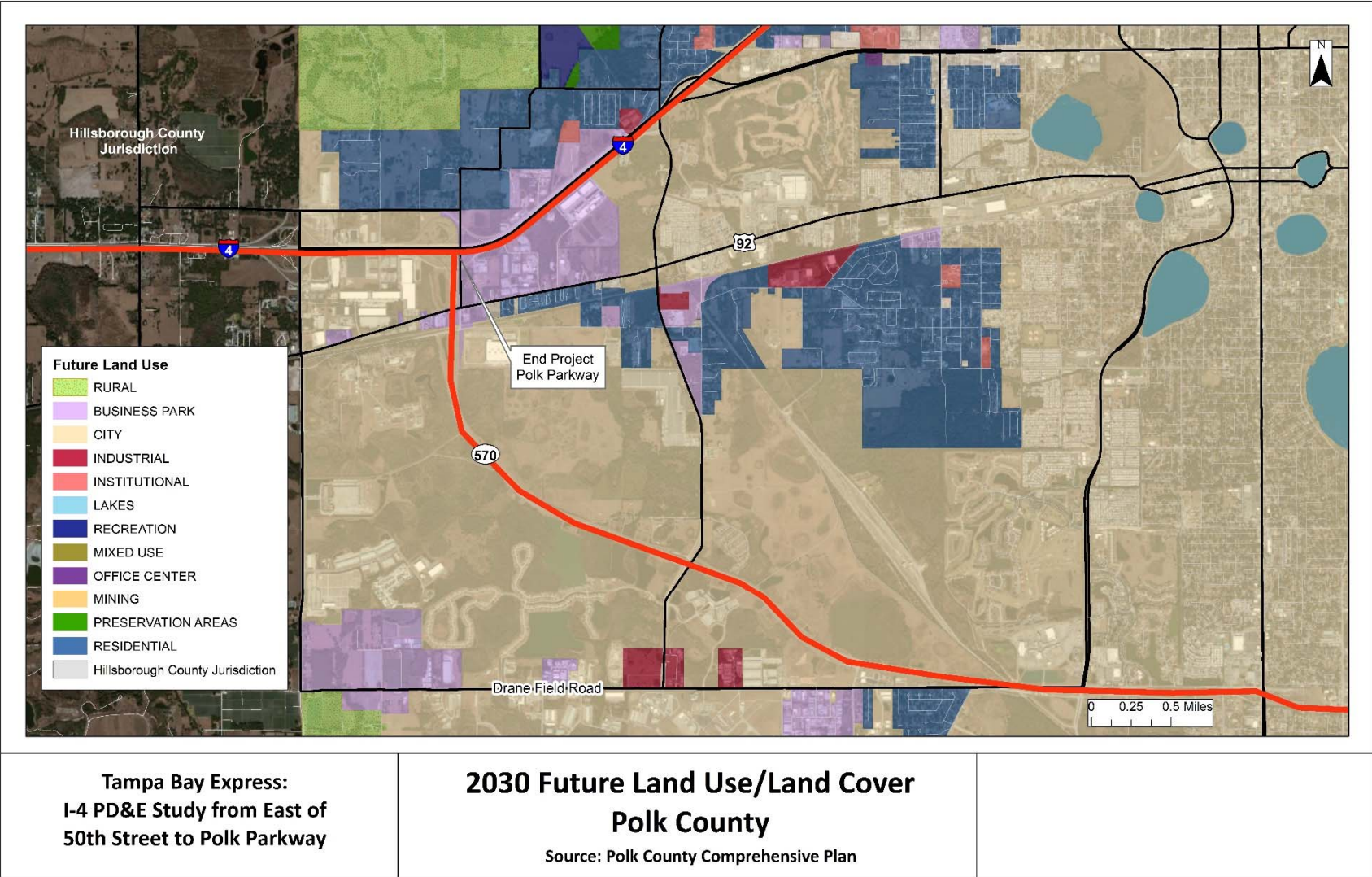


Figure 2-2. Future Land Use (2 of 5)



3.0 HYDROLOGIC FEATURES

Within this section of this CSER, the topographic, hydrologic, and soil characteristics of the project area are described with the aim of illustrating how contaminant plumes released into the surrounding soil and water may potentially move, collect or disperse.

3.1 Hydrology

A Location Hydraulics Memorandum prepared for the PD&E Study reports that the soils encountered along the project limits are mostly Hydrological Soil Group (HSG) A and A/D (defined below) and that the groundwater depth along the project varies from +2.0 - 0.0 feet to greater than 6 feet.

- HSG A represents soils with low runoff potential when thoroughly wet. Water is transmitted freely through the soil. These soils typically have less than 10% clay and more than 90% sand or gravel and have gravel or sand textures.
- HSG D represents soils with high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted. These soils typically have great than 40% clay, less than 50% sand, and have clayey textures. All soils with a depth to water impermeable layer less than 20 inches and all soils with a water table within 24 inches of the surface are also in this group, although some may have a dual classification if they can be adequately drained.
- HSG A/D represents soils with a water table within 24 inches of the surface and with a saturated hydraulic conductivity that is favorable for water transmission like HSG A when adequately drained.

3.2 Soils

As documented in the I-4 Wetland Evaluation and Biological Assessment Report (WEBAR), there are 40 soil types within the project ROW. Dominant soil types identified along the ROW and their identification numbers include: Myakka Fine Sand (HIL #29), Zolfo Fine Sand (HIL #61), Basinger, Holopaw, and Samsula Soils, Depressional (HIL #5), Candler Fine Sand, 0 to 5 Percent Slopes (HIL #7), and Arents, Nearly Level (HIL #4). The detailed descriptions of these soils from the WEBAR follow.

- **Myakka Fine Sand (HIL #29)** - This soil is nearly level and poorly drained. The slope is 0 to 2 percent and this soil type is found on broad plains on flatwoods. This soil typically has a surface layer of very dark gray fine sands about 5 inches thick. The subsurface layer, to a depth of approximately 20 inches, is gray fine sand. The seasonal high water table fluctuates from the soil surface to a depth of 10 inches for one to four months and during prolonged dry periods it recedes to a depth of 40 inches.
- **Zolfo Fine Sand (HIL #61)** - This soil is nearly level and slightly poorly drained. The slope is 0 to 2 percent and the soil is found on low ridges on flatwoods. The surface layer is typically very dark gray fine sand and is about 3 inches thick. The subsoil layer is dark brown fine sand. In typical years, the seasonal high water table is 24 to 60 inches below the soil surface during the rainy season.
- **Basinger, Holopaw, and Samsula Soils, Depressional (HIL #5)** - This soil type is nearly level and poorly drained. The slope is 0 to 2 percent and the Basinger soil is found along the exterior of swamps or in shallow depressions while the Holopaw and Samsula soils are found in the interior areas of swamps or deeper depressions. The Basinger surface layer is typically black fine sand about 7 inches thick. The subsurface layer is typically gray fine sand to a depth of approximately 26 inches. The Holopaw surface layer is black mucky fine sand about six inches thick and the subsurface layer is dark fine sand. The Samsula surface layer is black muck approximately 10 inches and the subsurface layer is dark reddish brown muck. Water is typically ponded at the surface of these soils for six months during the rainy season.
- **Candler Fine Sand, 0 to 5 percent Slopes (HIL #7)** - This soil is level to gently sloping and found in uplands. The soil typically has a surface layer that is composed of dark gray fine sand approximately six inches thick and below that is a layer of yellowish brown fine sand that stretches to a depth of approximately 35 inches. The seasonal high water table is at a depth of more than 80 inches.
- **Arents, Nearly Level (HIL #4)** - This soil is nearly level and consists of material that has been excavated, reworked, and reshaped by earthmoving equipment. This soil is found near phosphate mines, urban areas, major highways, and landfills. Arents soils do not have typical soil layers and also have a depth to seasonal high water

table that can vary due to the amount of fill material in the soil and artificial drainage.

4.0 METHODOLOGY

This section describes the sources of information and the methodology used in this CSER to identify sites that are known or have the potential to contain environmental contamination, hazardous materials and/or other regulated substances and to make determinations of their risk ratings as they pertain to the proposed improvements to I-4.

4.1 Efficient Transportation Decision Making

The FDOT Environmental Technical Advisory Team summaries regarding sites of potential environmental contamination along the I-4 project corridor were reviewed. Findings from these summaries are included in the individual site descriptions, where appropriate.

4.2 U.S. Geological Survey (USGS) Quadrangle Topographic Maps

USGS Quadrangle topographic maps were reviewed to estimate the surface water flow direction at each of the evaluated sites. While not always the case, groundwater flow direction often parallels the surface water flow direction at a given location. Due to a lack of geotechnical information regarding groundwater flow direction, this generalization was used in assessing the risk rating for several of the evaluated sites.

4.3 Agency Records Review

An environmental electronic database search was performed by Environmental Data Resources, Inc. and the resulting Environmental Data Report (EDR) (Appendix A), identified numerous sites containing hazardous materials and other regulated substances in the project area that are listed in the U.S. Environmental Protection Agency (EPA), the Florida Department of Environmental Protection (FDEP) and other local agency databases.

This EDR search utilized a geographic information system (GIS) integrated database that included sites roughly located within 0.5 miles of the project corridor. From this, a number of sites were eliminated from further evaluation if they were not within 0.25 miles of the I-4 centerline or within 0.5 miles of the interchanges. Other sites were eliminated if the only record was that the site previously had a National Pollutant Discharge Elimination System (NPDES) permit.

The EDR contains information from the following databases:

▪ **Federal Records**

- National Priorities List (NPL), September 29, 2014
- Proposed NPL - Proposed National Priority List Sites, September 29, 2014
- Delisted NPL - National Priority List Deletions, September 29, 2014
- NPL LIENS - Federal Superfund Liens, October 15, 1991
- CERCLIS - Comprehensive Environmental Response, Compensation and Liability Information System, October 25, 2013
- CERC-NFRAP - CERCLIS No Further Remedial Action Planned, October 24, 2013
- LIENS 2 - CERCLA Lien Information, February 18, 2014
- CORRACTS - Corrective Action Report, June 10, 2014 An expired NPDES permit indicates that the permit was likely obtained for discharges associated with construction activities and expired at construction completion.
- RCRA-TSDF - RCRA - Treatment, Storage and Disposal, June 10, 2014
- RCRA LQG, SQG, CESQG, June 10, 2014
- RCRA NonGen/NLR, June 10, 2014
- US Eng Controls, September 18, 2014
- US Inst Controls, September 18, 2014
- HMIRS - Hazardous Materials Incident Report System, September 30, 2014
- DOT OPS - Incident and Accident Data
- ERNS - Emergency Response Notification System, September 29, 2014, July 31, 2013
- US CDL - Clandestine Drug Lab Locations, July 25, 2014
- US BROWNFIELDS - A Listing of Brownfields Sites, September 22, 2014
- DOD - Department of Defense Sites, December 31, 2005
- FUDS - Formerly Used Defense Sites, June 6, 2014
- LUCIS - Land Use Control Information System, October 9, 2014
- CONSENT - Superfund (CERCLA) Consent Decrees, December 31, 2013
- ROD - Record of Decision, November 25, 2013
- UMTRA - Uranium Mill Tailings Sites, September 14, 2010
- ODI - Open Dump Inventory, June 30, 1985
- DEBRIS REGION 9 - Torres Martinez Reservation Illegal Dump Site Locations, January 12, 2009
- US MINES - Mines Master Index File, August 5, 2014
- TRIS - Toxic Chemical Release Inventory System, December 31, 2011
- TSCA - Toxic Substances Control Act, December 31, 2006
- FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act), April 9, 2009

- HIST FTTS - FIFRA/TSCA Tracking System Administrative Case Listing, October 19, 2006
- SSTS - Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, December 31, 2009
- ICIS - Integrated Compliance Information System, July 31, 2014
- PADS - PCB Activity Database System, July 1, 2014
- MLTS - Material Licensing Tracking System, July 22, 2013
- RADINFO - Radiation Information Database, October 7, 2014
- FINDS - Facility Index System contains "pointers" to other sources of information, August 16, 2014
- RAATS - RCRA Administrative Action Tracking System, April 17, 1995
- RMP - Risk Management Program, August 1, 2014
- US AIRS - Aerometric Information Retrieval System, October 16, 2014
- LEAD SMELTERS - Lead Smelter Sites, June 4, 2014
- FEMA UST - Underground Storage Tank Listing, January 1, 2010
- COAL ASH DOE - Steam-Electric Plant Operation Data, July 1, 2014
- 2020 COR ACTION 2020 - Corrective Action Program List, November 11, 2011
- PRP - Potentially Responsible Parties, October 25, 2013
- EPA WATCH LIST - EPA WATCH LIST, August 30, 2013
- US FIN ASSUR - Financial Assurance Information, September 4, 2014
- FEDERAL FACILITY - Federal Facility Site Information listing, July 21, 2014
- SCRDRYCLEANERS - State Coalition for Remediation of Drycleaners Listing, March 7, 2011
- COAL ASH EPA Coal - Combustion Residues Surface Impoundments List, December 31, 2005
- PCB TRANSFORMER - CB Transformer Registration Database, February 1, 2011
- US HIST CDL National Clandestine Laboratory Register, July 25, 2014
- **State and Local Records**
 - FL SHWS Florida's State-Funded Action Sites, October 20, 2014
 - FL SWF/LF - Solid Waste Facilities/Landfill sites, October 20, 2014
 - FL UIC Underground Injection Wells Database Listing
 - FL SWRCY - Listing of recycling centers located in the state of Florida, July 24, 2014
 - FL LUST - Leaking Underground Storage Tank Incident Reports, October 3, 2014
 - FL UST - Underground Storage Tanks, October 3, 2014
 - FL LAST - Leaking Aboveground Storage Tank Listing
 - FL AST - Aboveground Storage Tanks - shortly after the Sept. 11 event, the FDEP was instructed to remove the detail about some of the storage tank facilities in the state from their reports, October 3, 2014

- FL Sites List, December 31, 1989
- PA Manifest - Hazardous waste manifest
- FL Spills - Fuel spill cases from the Department of Environmental Resource Management, October 14, 2014
- FL ENG CONTROLS, September 2, 2014
- FL INST CONTROL
- FL VCP Voluntary Cleanup Sites
- FL PRIORITYCLEANERS Priority Ranking List, October 6, 2014
- FL DRYCLEANERS Drycleaning Facilities, October 3, 2014
- FL DEDB - Ethylene dibromide (EDB), a soil fumigant, that has been detected in drinking water, July 14, 2014
- FL BROWNFIELDS Sites Database, October 6, 2014
- FL NPDES - Domestic and industrial wastewater facilities, November 3, 2014
- FL AIRS - Air Resources Management permits, November 14, 2014
- FL Cattle Dip. Vats Cattle Dipping Vats, February 4, 2005
- FL Tier 2 - Listing of facilities that store or manufacture hazardous materials that submit a chemical inventory report, December 31, 2013
- FL DWM Contam - Listing of active or known sites, October 15, 2014
- FL FF TANKS Federal Facilities Listing, October 1, 2014
- **Tribal Records**
 - INDIAN RESERV - Indian Reservations, December 31, 2005
 - INDIAN ODI - Report on the Status of Open Dumps on Indian Lands, December 31, 1998
 - INDIAN LUST - Leaking Underground Storage Tanks on Indian Land, July 30, 2014
 - INDIAN UST - Underground Storage Tanks on Indian Land, July 30, 2014
 - INDIAN VCP - Voluntary Cleanup Priority Listing
- **EDR Proprietary Records**
 - EDR MGP - EDR Proprietary Manufactured Gas Plants
 - EDR US Hist Auto Stat
 - EDR US Hist Cleaners
 - FL RGA LF
 - FL RGA HWS Recovered Government Archive State Hazardous Waste Facilities List, arrived at EDR July 1, 2013
 - FL RGA LUST

To assist in data collection and documentation of the EDR-identified sites, a modified version of the Site Evaluation Checklist included in the PD&E Manual was used to record information for each site evaluated.

Databases that were not a part of the EDR were also accessed electronically from federal and state agency web-sites on environmental enforcement actions in the vicinity of the proposed I-4 improvements. These regulatory agency files include compliance inspection reports, enforcement notices, contamination assessment reports, and other site-related information.

- **U.S. Environmental Protection Agency**
 - Enforcement and Compliance History Online (ECHO) - This online database contains compliance inspections conducted by U.S. EPA or state/local governments, if violations were detected or if enforcement actions were taken, and if penalties were assessed in response to violations. The Clean Water Act uses the term Significant Non-Compliance (SNC). Examples of events that could result in a SNC code include unauthorized discharges; failure of a Publicly Owned Treatment Works to enforce its approved pretreatment program; failure to meet a construction deadline; failure to file a Discharge Monitoring Report (DMR); filing a DMR more than 30 days late; or violating any judicial or administrative order. Removal of the SNC designation occurs once the facility's DMR reports show a consistent pattern of compliance with permit limits, or if U.S. EPA or a state agency issues a formal enforcement order to address the violations that resulted in the SNC and the facility has returned to compliance. RCRA SNC is a term used to describe a site determined to cause actual exposure or has a substantial likelihood of causing exposure to a hazardous waste or constituent; is a chronic or recalcitrant violator; or deviates substantially from the terms of a permit, order or agreement, or from RCRA statutory or regulatory requirements. Under the RCRA program, the SNC is removed when the site is in full physical compliance with statutory and/or regulatory requirements.
- **Florida Department of Environmental Protection**
 - Oculus Data Management System - The FDEP stores documents using the Electronic Document Management System (EDMS). Data in the Oculus EDMS are from the Division of Waste Management Program Areas including storage tanks, hazardous waste, solid waste, and waste cleanup.

- **The Right-to-Know (RTK) Network**
 - The RTK Network provides access to government databases (toxic releases, spills and accidents, risk management, hazardous waste) and resources on the environment. The RTK Network was started in 1989 in support of the Emergency Planning and Community Right to Know Act.

4.4 Site Reconnaissance

As a means of verifying the locations and current conditions of sites identified from the agency databases described above, “in-the-field” visual surveys of the I-4 project corridor were conducted on several separate occasions during the month of January 2015. Photographs collected during the field survey are provided in Appendix B.

4.5 Historical Aerial Photographs

A review of Google Earth historical aerial maps of the I-4 project corridor for the years 1994 through 2014, depending on the area, were also conducted with the principal aim of verifying information obtained from the agency database searches.

4.6 Property Information

The Hillsborough and Polk County Property Appraiser websites provide site owner and parcel information. From these, the previous users of each property and the type of business conducted were evaluated based on reasonably ascertainable information. Notably, some of the physical addresses for the sites identified from the agency data base results were not found in the Hillsborough County Property Appraiser’s website.

4.7 Previous Studies

Findings from the CSER for Interstate 4 from 50th Street to Polk County Line, Hillsborough County (OHM Remediation Services Corporation), April 1992, were reviewed. Relevant information was included in the site descriptions for this report.

4.8 Risk Ratings

Following the definitions of risk categories within Part 2, Chapter 22, Section 2.2.3 of the PD&E Manual, *Determination of Potential Impact from Contamination*, the identified sites known or with the potential to contain environmental contamination,

hazardous materials and/or other regulated substances were assigned a “risk-rating” of “No”, “Low”, “Medium” or “High” based upon the following criteria:

- **No** - After a review of all available information, there is nothing to indicate contamination would be a problem. It is possible that contaminants could have been handled on the property; however, all information (FDEP reports, monitoring wells, water and soil samples, etc.) indicate problems should not be expected.
- **Low** - The former or current operation has a hazardous waste generator identification (ID) number, or deals with hazardous materials; however, based on all available information, there is no reason to believe there would be any involvement with contamination. This is the lowest possible rating a gas station operating within current regulations could receive. This could also be applied to a retail hardware store that blends paint.
- **Medium** - After a review of all available information, indications are found (reports, Notice of Violations, consent orders, etc.) that identify known soil and/or water contamination and that the problem does not need remediation, is being remediated (i.e., air stripping of the ground water, etc.), or that continued monitoring is required. The complete details of remediation requirements are important to determine what the FDOT must do if the property were to be acquired. An evaluation would be made on each property falling into this category as to its acceptability for use within the proposed project, what actions might be required if the property is acquired and the possible alternatives if there is a need to avoid the property”.
- **High** - After a review of all available information, there is a potential for contamination problems. Further assessment will be required during design to determine the actual presence and/or levels of contamination and the need for remedial action. This would also be the case where the analyst ‘strongly suspects contamination’ at the site. Conducting the actual contamination assessment during the proposed project’s design phase may require additional screening assessments (i.e., collecting soil or water samples for laboratory analysis that may be necessary to determine the presence and/or levels of contaminants) to begin earlier. Properties that were previously used as gas stations and have not been evaluated or assessed would probably receive this rating.

4.9 Definition of Contaminants

Section 1.3 of Part 2, Chapter 22 of the PD&E Manual defines the following terms with respect to CSER preparation:

- **Hazardous Material** - Any material which has, or, when combined with other materials, will have a deleterious effect on people or the environment. As further discussed in 42 USC, Section 9601, et seq.
- **Hazardous Waste** - There are 80 pages in the Code of Federal Regulations (CFR) devoted to the definition and identification of Hazardous Waste. Briefly, the CFR defines hazardous waste as: A solid waste (could be a liquid) that has not been excluded from regulation and meets the criteria as defined and discussed in Title 40, Code of Federal Regulations, Part 261.3 et seq.
- **Contamination** - The presence of any regulated material/chemical contained within the soil, surface water or ground water on or adjacent to Department property, or proposed property, that may require assessment, remediation, or special handling, or that has a potential for liability. These materials would include, but not be limited to, those substances normally referred to as petroleum or petroleum products.
- **Significant Contamination** - The presence of any contamination that would meet the definition of “hazardous materials” or “hazardous waste” and be regulated under CERCLA or RCRA”. Petroleum contamination from underground storage tanks is not regulated by CERCLA or RCRA.
- **Level 1 Investigation** - A Level 1 investigation will be the contamination screening evaluation.
- **Level 2 Investigation** - A Level 2 investigation will be the contamination impact assessment.
- **Level 3 Event** - A Level 3 event is the development and implementation of a remedial action plan.

5.0 PROJECT IMPACT

Information on sites known or with the potential to contain environmental contamination, hazardous materials and/or other regulated substances identified through field surveys, review of aerial photographs and environmental records searches are described in this section. These sites are also assigned risk ratings consistent with the criteria defined in Section 4.3.

5.1 Historical Aerial Photograph Review

Reviews of historical aerial maps of the I-4 project corridor were conducted with the principal aim of verifying information obtained from the agency database searches. These aerial photographs are provided in Appendix C of this CSER and are briefly described in this section of the CSER.

Historical aerial photography, in Google Earth Pro, was available for 1992 beginning just west of McIntosh Road to just east of Paul Buchman Highway (SR 39). Other years, including 1995, 1999, 2002, 2004, and 2015 were available for the length of the project.

- **1992** - In the southeast quadrant of the I-4/McIntosh Road interchange (Site No. 21 - 7-11 (formerly Stuckey's Citgo - Medium), there is evidence of a structure and possibly a canopy. Although the northwest and northeast quadrants appear to be undeveloped, the parcel details for property located at 13025 Gore Road (northeast quadrant of the I-4/McIntosh Road) show the use code as auto sales, services. Site No. 30 - Race Trac (Medium) is undeveloped in the southeast quadrant of I-4 and Thonotosassa Road. The southwest quadrant of I-4 and Paul Buchman Highway, west of N. Wheeler Street (Site No. 31 - Shell Oil - Food N Things #2 - Medium) and east of N. Wheeler Street (Site No. 33 - BP Gas Station (Food N Things - Medium) appear to have active retail gas stations. A building located in the northwest quadrant of I-4 and Paul Buchman Highway appears to be Site No. 32 - Abandoned Gas Station - (High). Site No. 35 - Knights Inn (Medium) is shown in the southwest quadrant of I-4/N Shannon Avenue (just east of Paul Buchman Highway).
- **1995** - In the northwest quadrant of the I-4/Martin Luther King interchange (Site No. 1 - Tampa Bay Truck Center - Medium) is less developed and is vacant adjacent to the westbound I-4 entrance ramp. In the southwest quadrant, Site No. 4 - BP Gas Station #157 - Medium was undeveloped. The northwest quadrant of the I-4/SR 579 (Mango Road) interchange (Site No. 13 - Lazy Days RV Center -

Medium, Site No. 14 - Flying J Travel Plaza - Medium, and Site No. 16 - Travel Centers of America - Medium) is undeveloped. The site of Taylor Road Landfill (Site No. 18 - High) is partially uncovered. The northwest quadrant of the I-4/McIntosh Road interchange (Site No. 20, BP Gas Station - Medium) is undeveloped. The northwest quadrant of the I-4/Branch Forbes Road interchange (Site No. 25 - Citgo/Quik Mark - Medium) appears to have the shape of a building, while the southwest quadrant (Site No. 26 Circle K - Medium) is agricultural or undeveloped. By 1995, a building with trucks and trailers is shown in the northwest quadrant of I-4 and Paul Buchman Highway (Site No. 32 - Abandoned Gas Station); the northeast quadrant (Site No. 42 - Stingray Chevrolet - Medium) is vacant and the southwest quadrant (Site No. 39 - Shell Gas Station - High) is being developed. The southeast and southwest quadrant of the I-4/County Line Road interchange (Site No. 44 Mobil - Medium) is vacant.

- **1999** - In the northwest quadrant of the I-4/Martin Luther King interchange, Site No. 1 - Tampa Bay Truck Center has expanded the maintenance buildings and bays; however, USTs or ASTs are not visible in the aerials. In the southeast quadrant, (Site No. 3 - Sunoco (formerly United Oil Company - Medium) is undeveloped and remained so until mid-2005, at which time the land was cleared and a building erected. Between 1995 and 1999, the southwest quadrant of I-4/Martin Luther King interchange (Site No. 4 - BP Gas Station #157 - Medium) was developed. The parcels, however, on either side of Site No. 4 remained undeveloped. A canopy is evident in the southeast quadrant of I-4/US 301 (Site No. 8 - BP Fairgrounds - Medium). By 1999, Site No. 13 - Lazy Days RV Center had further expanded in the northwest quadrant of the I-4/SR 579 (Mango Road) interchange. By 2002, Site No. 14 - Flying J Travel Plaza was developed and operational. Site No. 16 - Travel Centers of America remained undeveloped in the northeast quadrant of the I-4/SR 579 (Mango Road) interchange (immediately south of the Taylor Road Landfill) until sometime between 1999 and 2002, at which time construction was taking place. The southeast quadrant (Site No. 15 - Circle K - Medium) appears to have a building or canopy. Sometime between 1994 and 1999, Site No. 30 - Race Trac (Medium) was developed in the southeast quadrant of I-4 and Thonotosassa Road.
- **2002 - 2014** - From 2002 through 2014, Site No. 1 - Tampa Bay Truck Center in the northwest quadrant of the I-4/Martin Luther King interchange housed more large trailers onsite. However, there did not appear to be additional expansion of the maintenance buildings. The southwest quadrant of this interchange (Site No. 4 - BP Gas Station #157 - Medium) remained undeveloped until sometime

between 2007 and 2009 at which time the Corporex Business Park was built west of the facility. The parcel immediately east of Site No. 4 remains undeveloped in the 2014 aerial. A building was erected on Site No. 9 - BP Fairgrounds sometime between 2004 and 2005 in the southeast quadrant of I-4/US 301. Southwest of the US 92 westbound flyover, adjacent to the project study area, Site No. 10 - Stepp's Towing Service of Tampa is visible in the 2002 aerial with numerous cars parked onsite. By 2004, Site No. 16 - Travel Centers of America (northeast quadrant of I-4/SR 579, south of the Taylor Road Landfill) was operational. The northeast quadrant of I-4/McIntosh Road was developed sometime between 2004 and 2006, when Camping World began construction of an RV supercenter. By 2007, trailers and trucks were no longer visible in the northwest quadrant of I-4 and Paul Buchman Highway (Site No. 32 - Abandoned Gas Station); however, the 2010 aerial photography shows several smaller trucks parked onsite. By 2013, only the building remained at Site No. 32, but the former tank field had been removed. The northeast quadrant of I-4/Park Road (Site No. 42 - Stingray Chevrolet - Medium) was developed by 2004.

5.2 CERCLIS Sites

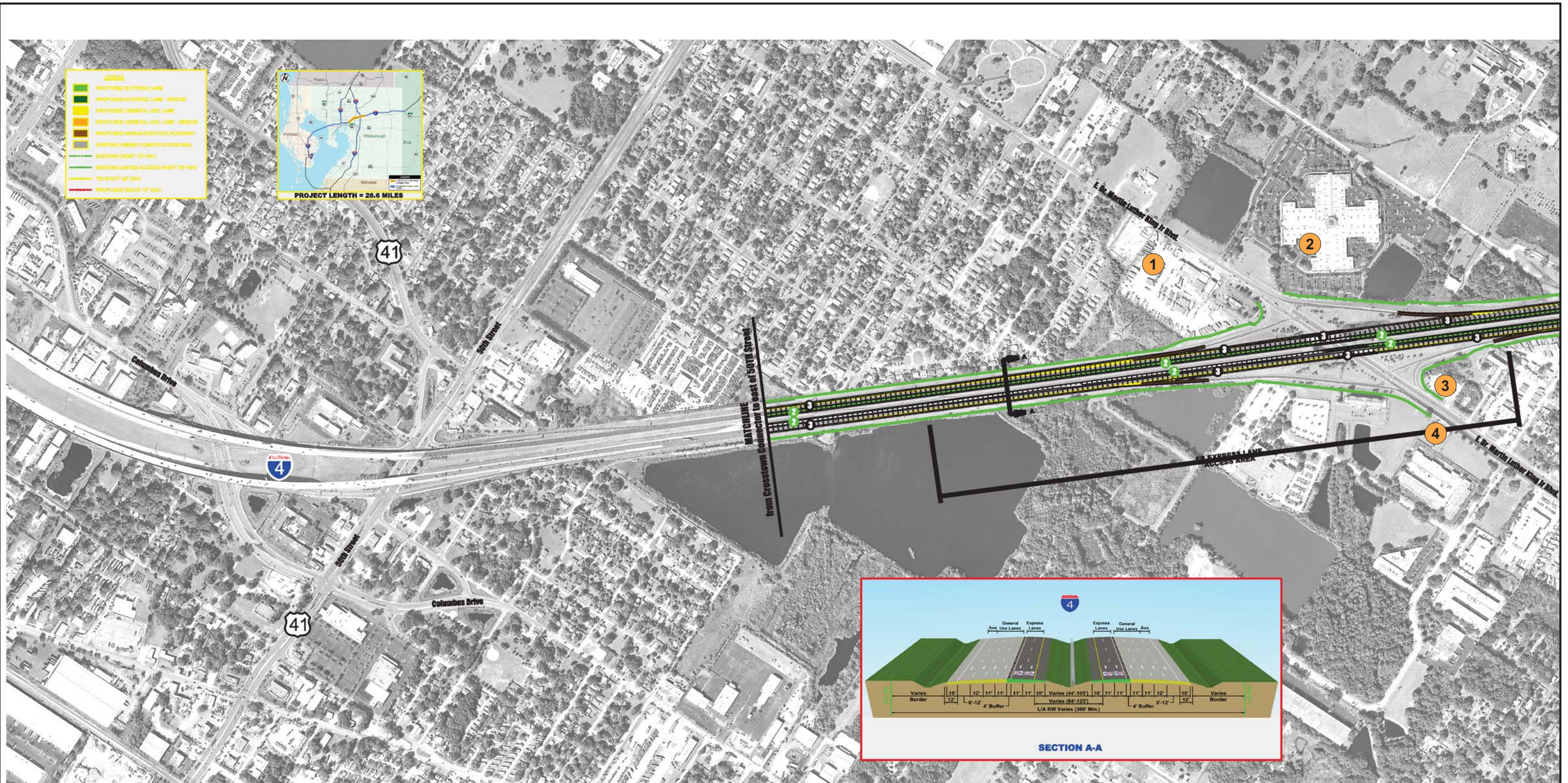
Site information for NPL sites (i.e., sites proposed to the NPL, currently on the final NPL, or deleted from the final NPL) within an approximate 1-mile radius of the I-4 project corridor are shown in Table 5-1.

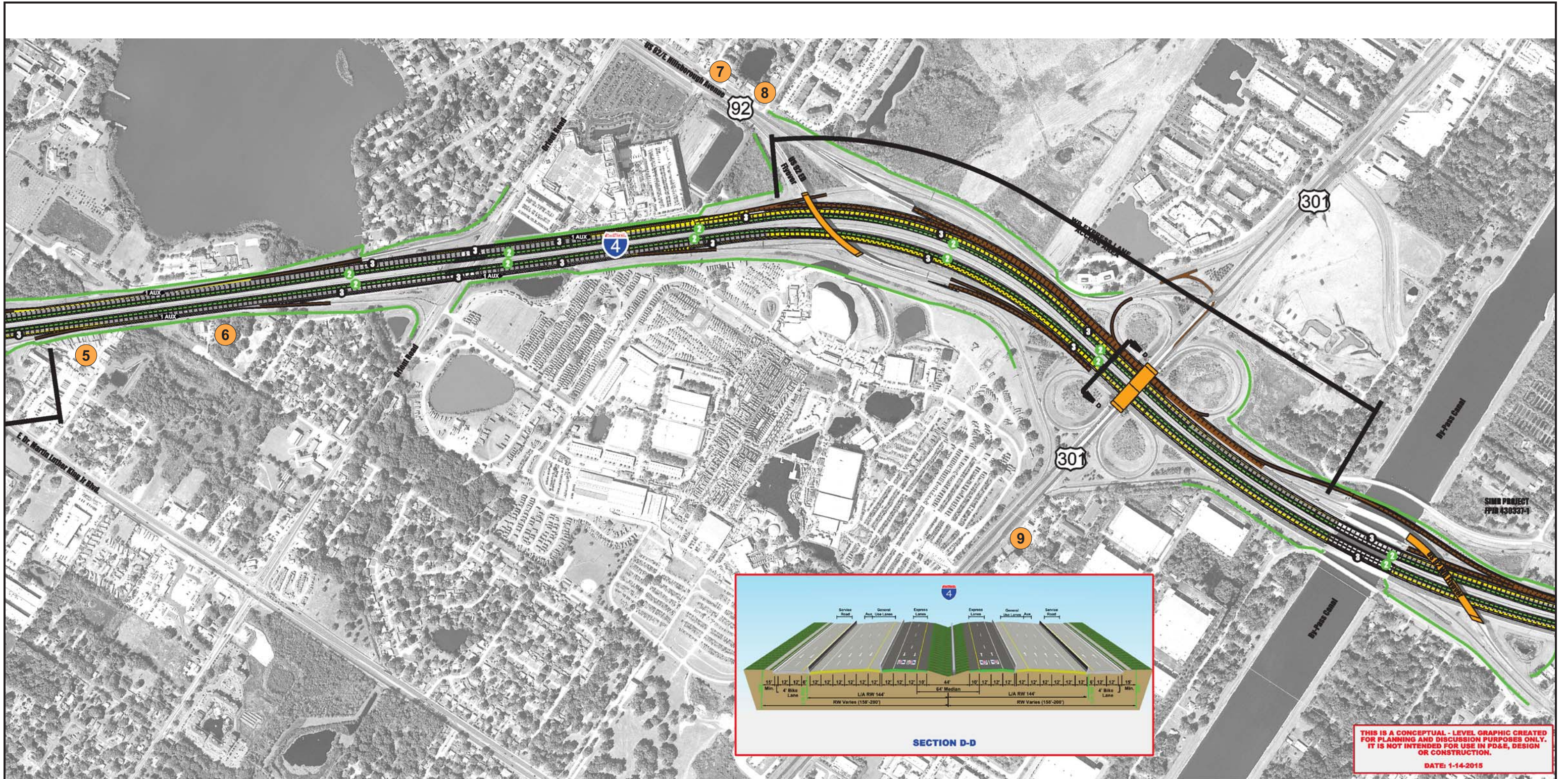
Table 5-1 CERCLIS Sites

Site No/Name/Address	USEPA ID #	NPL Status
Site 18 Taylor Road Landfill I-4/Mango Road Interchange Seffner, FL 33584	1000290631	Active U.S. EPA Superfund Clean-up Site on the National Priorities List under the National Contingency Plan, has undergone Remedial Investigations and is presently under a long-term groundwater monitoring program.

5.3. Potential Contaminated Site Impacts

For ease of reference, each site is assigned an identifier (e.g., 02) consistent with a map of the project area (Figure 5-1). Also, where applicable, and as previously stated, Appendix B provides photos of the sites that were taken during the field survey. Documentation in support of the evaluation is provided in Appendix D.





PREPARED FOR:



FLORIDA DEPARTMENT OF TRANSPORTATION
DISTRICT 7



Potential Contamination Sites

Tampa Bay Express
I-4 PD&E Study from East of 50th Street to Polk Parkway
Hillsborough County, Florida & Polk County, Florida
Work Program Item Segment #: 431746-1

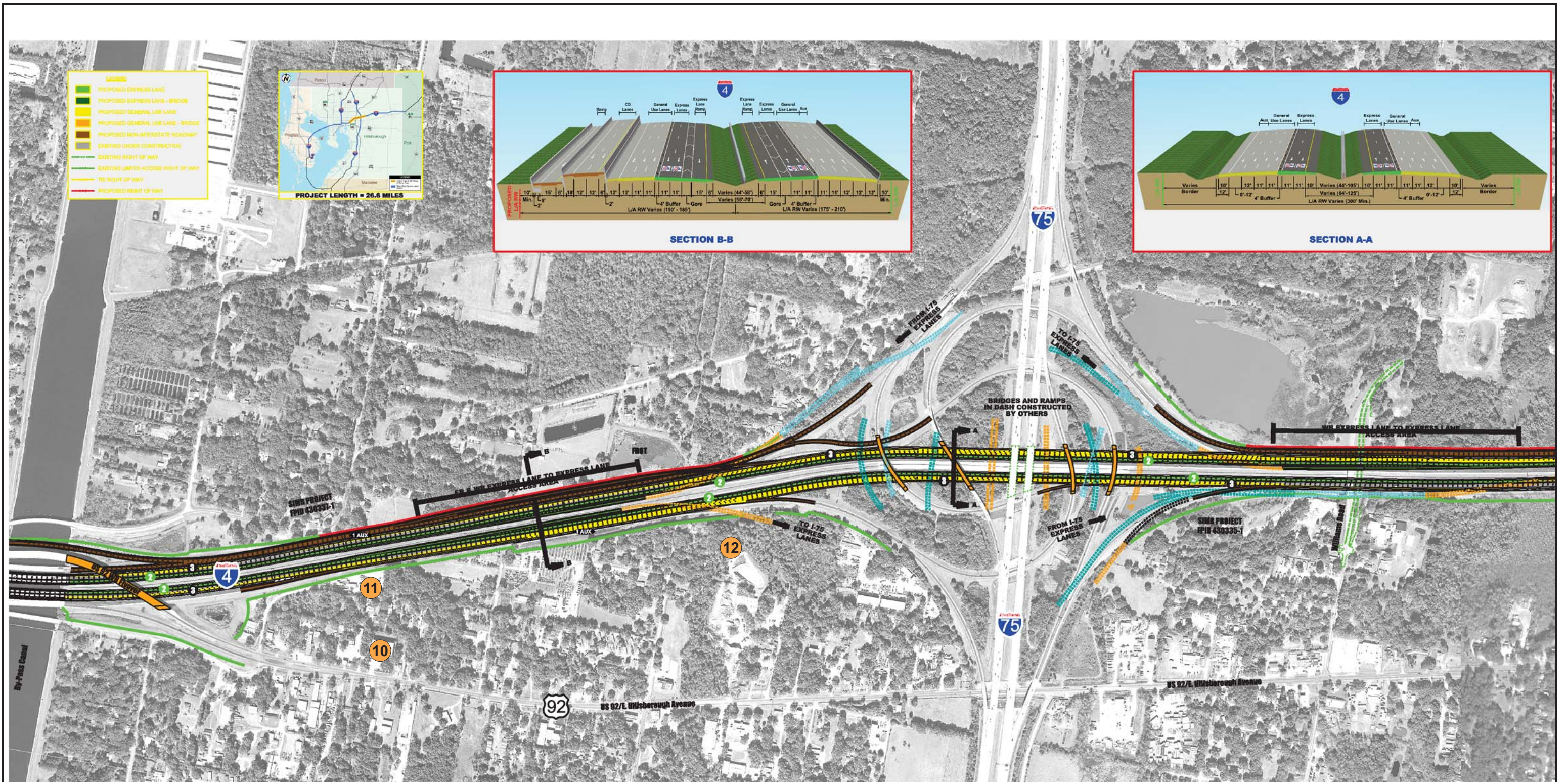


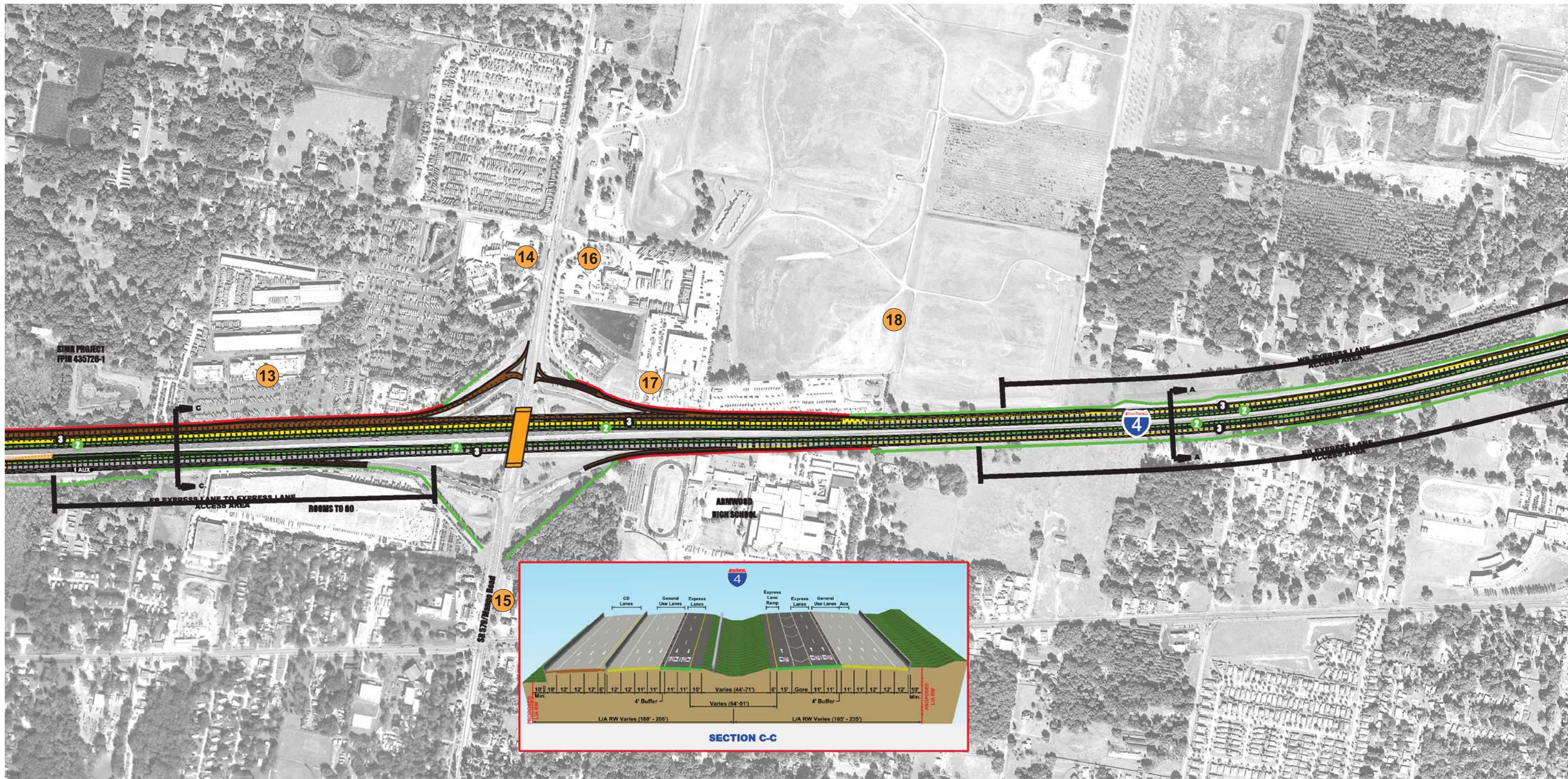
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Feet

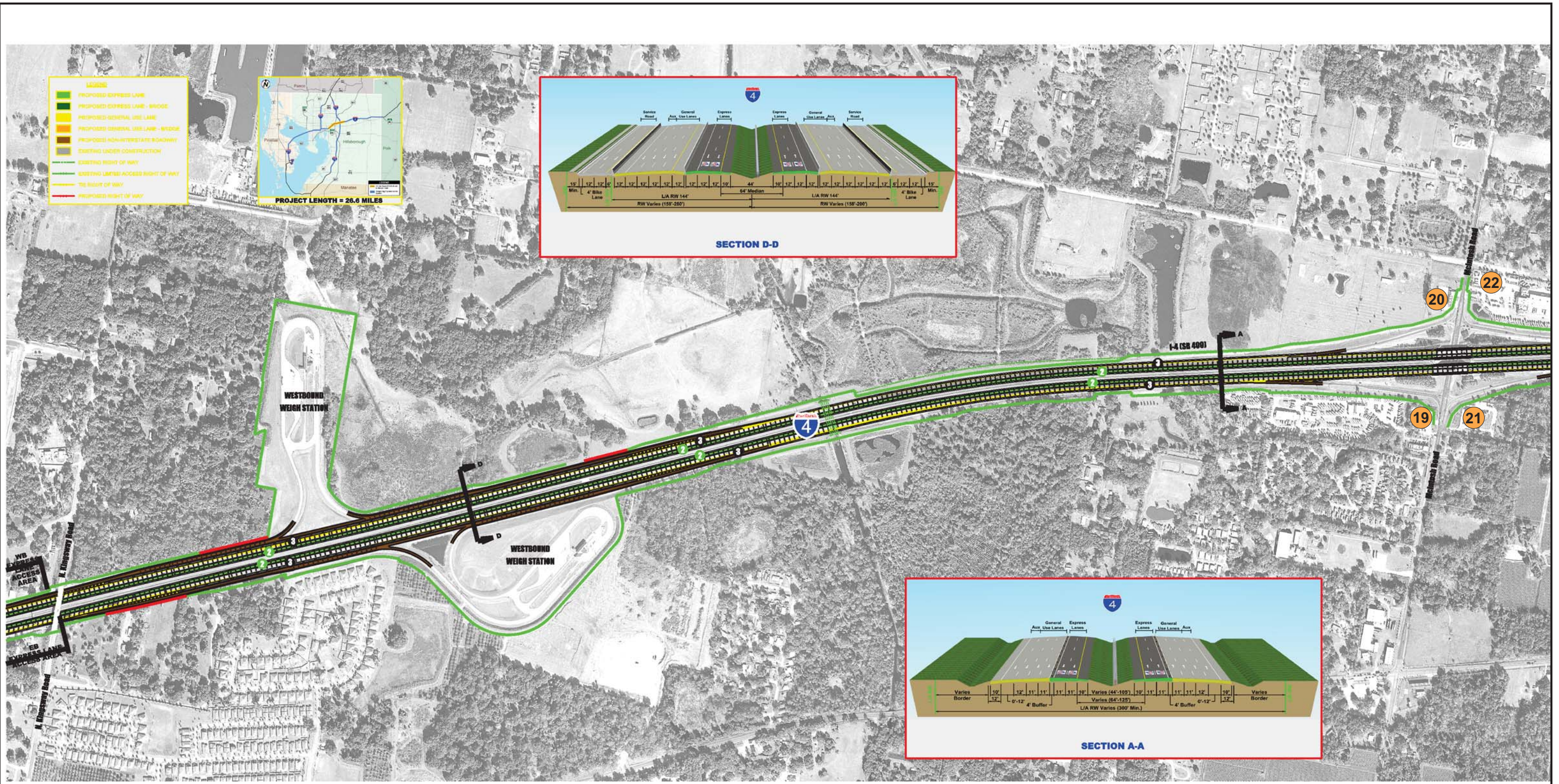
Legend

1 Site

FIGURE 5-1
(2 of 11)









PREPARED FOR:



FLORIDA DEPARTMENT OF TRANSPORTATION
DISTRICT 7



Potential Contamination Sites

Tampa Bay Express
I-4 PD&E Study from East of 50th Street to Polk Parkway
Hillsborough County, Florida & Polk County, Florida
Work Program Item Segment #: 431746-1



Scale
0 Feet 400

Legend

1 Site

FIGURE 5-1
(6 of 11)





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OF TRANSPORTATION
DISTRICT 7



Potential Contamination Sites

Tampa Bay Express
I-4 PD&E Study from East of 50th Street to Polk Parkway
Hillsborough County, Florida & Polk County, Florida
Work Program Item Segment #: 431746-1



Scale
0 400
Feet

Legend

1 Site

**FIGURE
5-1
(8 of 11)**



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DISTRICT 7



Potential Contamination Sites

Tampa Bay Express
I-4 PD&E Study from East of 50th Street to Polk Parkway
Hillsborough County, Florida & Polk County, Florida
Work Program Item Segment #: 431746-1



Scale
0 Feet 400

Legend

1 Site

**FIGURE
5-1
(9 of 11)**



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OF TRANSPORTATION
DISTRICT 7



Potential Contamination Sites

Tampa Bay Express
I-4 PD&E Study from East of 50th Street to Polk Parkway
Hillsborough County, Florida & Polk County, Florida
Work Program Item Segment #: 431746-1

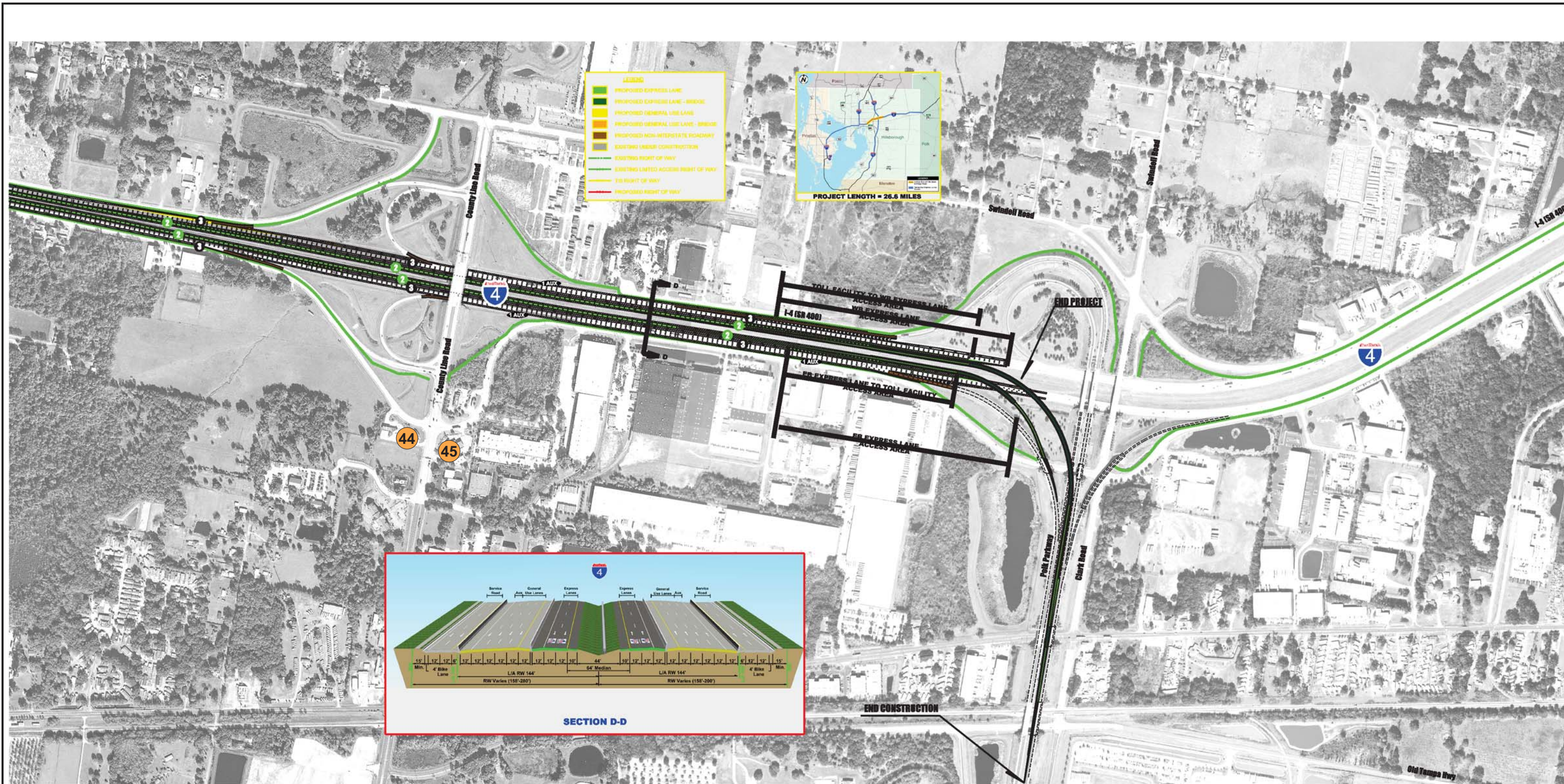


Scale
0 400
Feet

Legend

1 Site

**FIGURE
5-1
(10 of 11)**



Site: No. 1
Site Name: Tampa Bay Truck Center
Address: 5911 E. Martin Luther King Boulevard

Facility I.D.: No. 8627140
LUST: No. U003180820

Description: Located near the northwest quadrant of the I-4/Martin Luther King interchange, this business presently serves as a heavy-duty truck repair/maintenance facility. The Tampa Bay Tank Wash, Inc., formerly known as South Florida Engineers, comprises several truck bays and machine shops. In addition, there are numerous truck trailers parked on an asphalt lot adjacent to the westbound entrance ramp to I-4. A UST Program Inspection Report, 1989 (found within a Contamination Assessment Report - No Further Action (NFA) Proposal, October 1991, prepared for the former South Florida Engineers facility), reported that two USTs and four AST were removed from this site in 1987. Reportedly, all four tanks were installed in 1967. Some fuel spills have been reported for this site, but there is no indication of widespread soil and/or groundwater contamination. In January 1992, the FDER (now FDEP) Bureau of Waste Cleanup approved the NFA Proposal, October 1991. Support documentation is shown in Appendix D.

It is anticipated that ROW would not be required from this property as part of the proposed improvements. Although the general surface water flow direction is away from the project study area, based on the nature of business conducted at the site, a history of involvement with petroleum use/storage, reported fuel spills, and the proximity of this site to the I-4/Martin Luther King Boulevard entrance ramp ROW, this site received the following rating:

Risk Rating: MEDIUM

Site: No. 2
Site Name: Convergys (formerly Stream International, Inc.) - (EDR 135, Focus Map 23)
Address: 6302 E. Martin Luther King Boulevard
Tier 2 ID: 4566303

Description: This customer management firm (developing business solutions) is located in the northeast quadrant of I-4 and E. Dr. Martin Luther King Boulevard. Convergys acquired Stream International, Inc. The Hillsborough County Property Appraiser records show that B&L Investments Interstate LLC owns the property.

According to the EDR, this facility is included in Florida's Tier 2 reporting system. Various identification numbers were provided in the EDR; however, most of the data is incomplete and does not provide information regarding their chemical inventory. This facility was not found in U.S. EPA ECHO TRI database.

It is anticipated that ROW would not be required from this property as part of the proposed improvements. Based on the surface water flow direction being away from the I-4 project study area and best available information, this site received the following risk rating:

Risk Rating: LOW

Site: No. 3
Site Name: Sunoco Gas Station (formerly United Oil Company #217)
Address: EDR (Focus Map 23)
6602 E. Martin Luther King Blvd.
Tampa, FL 33610
Facility I.D.: No. 9807706

Description: This retail gas station is located in the southeast quadrant of I-4 and E. Martin Luther King Boulevard, approximately 500 feet south of the project study area. The Hillsborough County Property Appraiser records show that H&S Realty & Property, Inc. owns the property.

Two 20,000-gallon USTs containing unleaded gas and vehicular diesel were installed in June 2005 and are in service. Although both tanks have secondary containment with overfill/spill and monitoring protection measures in place, this facility has numerous violations associated with these practices.

In addition to recordkeeping violations, the Annual Site Inspection Report (August 2007) found the facility to be in "minor out of compliance" for failing to repair/replace a component that had caused a leak in a piping sump and dispenser.. The facility

continued to have violations from 2008 through 2010. An Incident Notification Form (INF) prepared in October 2010 noted fuel found in the west diesel sump dispenser (see Appendix D).

It is anticipated that ROW would not be required from this property as part of the I-4 proposed improvements. Although the general surface water flow direction is away from the project study area, based on the proximity of this site to the project study area and a history of major and minor compliance violations, this site received the following rating:

Risk Rating: MEDIUM

Site: No. 4
Site Name: BP Gas Station #157
Address: 6605 E. Martin Luther King Blvd.
Tampa, FL 33619
Facility ID: 9800734

Description: This retail gas station is located in the southwest quadrant of I-4/E. Martin Luther King Boulevard interchange, approximately 500 feet south of the I-4 project study area. The Hillsborough County Property Appraiser records show that PGY, Inc. owns the property. The sales history shows the property was vacant in 1982 and improved in 1985.

Three 10,000-gallon USTs are presently in service at this site. Although the tanks have secondary containment with overfill/spill and monitoring protection measures in place, this facility has numerous violations associated with these practices.

The Annual Site Inspection Report (April 2007) found the facility to be in "minor out of compliance" due to the UST line leak detector not being able to detect a 3.0 gph discharge. The facility continued to have minor and major violations from 2008 throughout February 2010 when the premium and diesel sump was found to contain a small amount of product and water. Outstanding violations from years prior remained. In July 2011, the Hillsborough County Environmental Protection Commission (HCEPC) received a complaint of a gas spill from a client filling her tank when the overflow shut off valve did not work. An inspector from the

Department of Agriculture did not note a problem with the nozzle and did not find pavement staining. Additional violations were reported for this facility during the February 2013 and February 2014 inspections when a small amount of product was found around the riser in the diesel sump. Support documentation is shown in Appendix D.

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. However, based on the proximity of this site to the project study area and a history of major and minor violations, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 5
Site Name: National Semi-Trailer Corporation
Address: 4206 North 68th Street
Tampa, FL 33610

Description: Located near the southeast quadrant of the I-4/Martin Luther King interchange, this business (formerly known as National Semi-Trailer Corporation) presently sells and services heavy-duty truck trailers. In addition to an office and warehouse facilities, there are numerous truck trailers parked on an asphalt lot adjacent to the I-4 eastbound entrance ramp. There are no known reported USTs/ASTs associated with this property, nor is there visible evidence of them from aerial photos. The general surface water flow direction is away from the project study area. Based on this information, this site received the following risk rating:

Risk Rating: LOW

Site: No. 6
Site Name: Florida Chemical Supply
Address: 6810 Chelsea Ave
Tampa, FL 33610
EPA I.D.: No. 1005429379
FRS I.D.: No. 110035717533

RCRA CESQG: No. FLR000029397

Description: Located adjacent to the southern edge of the I-4 west-bound travel lanes, this business is comprised of a small warehouse and outdoor storage area containing various storage vessels (i.e., bins, drums and/or small tanks). The business reportedly manufactures industrial soap and other detergents and is listed as a Small Quantity Generator. There are no reported enforcement actions or compliance issues pertaining to environmental contamination. There are also no known reported USTs/ASTs associated with this property, nor is there visible evidence of them from aerial photos. Based on this information, this site received the following risk rating:

Risk Rating: LOW

Site: No. 7
Site Name: Tampa Diesel Service, Inc. - (EDR 109, Focus Map 16)
Address: 7728 E. Hillsborough Avenue
Tampa, FL 33610
Facility I.D.: No. 8733866
RCRA: Non-Gen/NLR 1000344852
FLD: No. 086452778
FRS ID: No. 110002537461
FIESTA ID: No. 54570
EDR: US Historical Auto Station 1008990350

Description: This facility provides truck repairs (3 maintenance bays) and is located in the northwest quadrant of Hillsborough Avenue and Lenox Drive, approximately 800 feet north of the I-4 project study area. The Hillsborough County Property Appraiser records show that Charles C Passmore owns the property (property use - automobile repair).

This facility was identified in the FIESTA data maintenance system.

This facility was identified in the EDR as a non-generator of hazardous wastes (form received by agency May 12, 2005). Non-generators do not presently generate hazardous waste. According to the U.S. EPA ECHO database, this facility did not have any documented violations. This facility was also noted as a historical

generator (form received by agency July 1988); no violations were found.

One 350-gallon UST containing waste oil was removed from this site in January 1975; the tank was installed in 1967. The FDER (now FDEP) Storage Tank Notification Form dated May 6, 1986 indicates that the UST was in use; no other unregistered ASTs were at the facility. There are no known incidents of contamination associated with this tank.

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. Based on the general surface water flow direction away from the project study area, the distance of the facility to the project study area and the absence of non-compliance violations, this site received the following risk rating.

Risk Rating: LOW

Site: No. 8
Site Name: Chevron Gas Station (formerly McMillan's American-Service)
(EDR 108, Focus Map 16)
Address: 7800 E. Hillsborough Avenue
Tampa, FL 33610
Facility I.D.: No. 8625659 (Chevron)
EDR: US Historical Auto Station 1009101099

Description: McMillan's American Service was identified in the EDR Historical Auto Station as being a former gas station in 1966. The Hillsborough County Property Appraiser records do not contain this physical address any longer; however, the property found at 7702 E. Hillsborough Avenue is a retail Chevron gas station (Facility ID 8625659) and possibly the former McMillan site. This property is owned by BMCK, Inc. and according to the sales history, was purchased in 1999; prior to that, it is shown as being vacant. This facility is located approximately 750 feet north of the project study area.

A database search of the Chevron station located at 7702 E. Hillsborough Avenue and its associated Facility ID number found that this facility has had numerous compliance violations from 2008

through 2013. In January 1987, a Discharge Reporting Form (DRF) was submitted for the Chevron station in response to diesel odors found in the monitoring wells and approximately 12" of free product found in the monitoring well near the diesel pump island. Free product removal was conducted from January 1992 through February 1994, during which approximately 2,000 gallons of product were removed. A Remedial Action Plan (RAP) and Addendum were submitted and approved in December 1996 proposing soil removal activities and the addition of oxygen release compound to the excavation. Tank closure was conducted in October 1997 during which approximately 3,600 tons of soils were removed in addition to more than 20,000 gallons of petroleum contact water. An approved RAP and Addendum (November 2001) proposed a groundwater and soil remediation system, which was started in May 2003. A malfunction caused the system to spill contaminated water in July 2003. The spill was cleaned and the spent sorbent pads were housed in seven 55-gallon drums. The remediation system operated through September 2005. Post remedial action monitoring was performed through November 2008, when it was discontinued due to budgetary funding cuts, but was restarted and supplemental assessment was conducted in January 2012. Groundwater sampling was scheduled for November 2014. The Petroleum Cleanup Site Inspection Form, May 21, 2014 indicates that three USTs are in operation. Although most monitoring wells have been abandoned, two wells remain and are being monitored. Support documentation is shown in Appendix D.

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. However, based on the known contamination and ongoing assessment and monitoring, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 9
Site Name: BP Fairgrounds Gas Station (formerly APEC - Hwy 301 Gas Convenience Store)
Address: 4911 N. US 301
Tampa, FL 33601
Facility I.D.: 8625186

FRS I.D.: No. 110020562513

Description: This retail gas station is located in the southeast quadrant of the I-4/US 301 interchange, approximately 1,000 feet south of the I-4 project study area. The Hillsborough County Property Appraiser records show Anthony BP, Inc. owns the property.

The former APEC facility was identified in the FIESTA data maintenance system.

The former APEC facility was issued a NPDES permit (stormwater construction) that expired on March 25, 2009. According to the U.S. EPA ECHO database, with the exception of Quarter 3 (April 1, 2012 through June 30, 2012), which is “unknown not available,” this facility has not had any compliance violations for the last 12 quarters (October 1, 2011 through September 30, 2014).

This facility was identified in the EDR Historical Auto Station for years 2005 through 2012 (Race Trac Petroleum). Three 12,000-gallon USTs containing unleaded gas and one 12,000 UST contain vehicular diesel were removed from this site in March 2005; the tanks were installed in August 1981.

One 12,000-gallon and one 10,000-gallon USTs (containing unleaded gas), and one 10,000-gallon UST (containing vehicular diesel) are in service. All USTs were installed in March 2005. Although the tanks have secondary containment with overfill/spill and monitoring protection measures in place, this facility has had numerous violations associated with those practices. This facility was included in the FDEP LUST report. Several incidents of discharge (unleaded gas, vehicular diesel, gasohol) were reported for this site in December 1988, February 2000, April 2000, April 2005, and April 2006. Cleanup was required for all incidents; all incidents received approved NFA status in March 2004 or March 2007. A copy of the Site Manager Summary Report is included in Appendix D.

It is anticipated that ROW would not be required from this property as part of the proposed improvements. Although the facility is located approximately 1,000 feet from the project study area, based on the known incidents of contamination, a history of minor

compliance violations and a general surface water flow direction towards the project, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 10
Site Name: Stepp's Towing Service - (EDR 114, Focus Map 17)
Address: 9602 E. Highway 92
Tampa, FL 33610
Facility I.D.: No. 9502640
Tier 2 I.D.: No. 4036915

Description: This towing and transport facility is located southwest of the US 92 westbound flyover of I-4, adjacent to the project study area. The Hillsborough County Property Appraiser records show that TT&J of Tampa, Inc. owns the property (property use - automobile repair).

According to the EDR, this facility is included in Florida's Tier 2 reporting system. Various identification numbers were provided in the EDR, however, most of the data is incomplete. Limited information indicated that diesel fuel oil is contained onsite. This facility was not found in U.S. EPA ECHO TRI database.

One 8,000-gallon AST containing vehicular diesel is in service; it was installed in June 1995. One 900-gallon AST containing waste oil was removed from this facility (date unknown); it was installed in January 2009. Throughout the years, the Annual Site Inspection Reports have noted numerous minor and major violations associated with the tanks. One violation was for failure to register all ASTs 550 gallons or greater.

Three incidents of discharge were reported for this facility. The first incident was reported in January 1996 when an unknown amount of vehicular diesel was discharged into the soil. No cleanup was required, and as of May 2002, the cleanup work status was "completed." The second and third incidents were reported in September 1997 and March 1998, respectively, when unknown amounts of vehicular diesel were discharged into the soil. Cleanup was required for both sites, and as of April 2005, the cleanup work status for both is "completed." A copy of the OVA Analyses for

Overfills Site Map and the Site Rehabilitation Completion Order (SRCO) are included in Appendix D.

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. Although the general surface water flow direction is away from the project study area, based on the proximity of this site to the I-4 project study area, a history of major and minor violations and known former contamination, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 11
Site Name: Unknown Business
Address: I-4/Hillsborough Ave. (U.S. 92) Interchange
Tampa, FL 33610
Facility I.D.: No. 9807706
Description: Located at the terminus of Eureka Springs Road south of, and adjacent to, the I-4 east-bound travel lanes and north of U.S. 92, this business is comprised of a small warehouse and outdoor storage area. The name of the business is unknown, but the site presently contains several stacks of concrete blocks on a gravel lot. A prior contamination screening assessment reported that this site contained junk cars, but they are no longer present. There is no visible evidence of USTs/ASTs on this site from aerial photos. Based upon this information, this site is given the following risk rating:
Risk Rating: LOW

Site: No. 12
Site Name: Independence Recycling of Florida - (EDR 99, Focus Map 18)
Address: 10126 E. Highway 92
Tampa, FL 33610
Facility I.D.: No. FLR05H626
NPDES: No. S1165515890
Description: This recycling facility crushes concrete, asphalt, slag, and virgin aggregates. It is located in the southwest quadrant of the I-4/I-75 interchange. The Hillsborough County Property Appraiser records

show that Independence Recycling of Florida, Inc. owns the property.

This facility was issued a generic NPDES permit (multi-sector stormwater) on February 2, 2004, for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place. The permit expires on February 1, 2019. According to the U.S. EPA ECHO database, this facility has not had any compliance violations for the last 12 quarters (October 1, 2011 through September 30, 2014).

A database search did not reveal the presence of ASTs or USTs onsite, and there are no known incidents of reported contamination. It is anticipated that ROW would not be required from this property as part of the proposed improvements. Based on the facility not having compliance violations and a review of best available information, this site received the following risk rating:

Risk Rating: LOW

Site: No. 13
Site Name: Lazy Days RV Center - (formerly EDR 77, Focus Map 19)
Address: 6130 Lazy Days Boulevard
Seffner, FL 33584
Facility I.D.: 9814122
FRS I.D.: No. 110005636785
FRS I.D.: No. FLR000029537
RCRA-SQG: No. 1001115955
Description: This RV and camping facility is located in the northwest quadrant of the I-4/SR 579 (Mango Road) interchange within the proposed ROW. The Hillsborough County Property Appraiser records show that Lazy Days Tampa Land Holding LLC owns the property.
According to the EDR, this facility is included in Florida's Tier 2 reporting system. Reported chemicals in their inventory include sulfuric acid and motor oil.
The facility is registered as an active SQG of hazardous wastes (form received by agency - September 2002) and is shown as being a historical generator (see Appendix D). Notices of violations for container use and management and used oil (generators) were issued to this facility in September 2002; the facility achieved

compliance in November 2002. According to the US EPA ECHO database, this facility has not had any compliance violations for the last 12 quarters (January 1, 2012 through September 30, 2014).

One 12,000-gallon AST containing unleaded gas is in service; the tank was installed in March 2014. The tank has secondary containment with overfill/spill and monitoring protection measures in place. The Storage Tank Facility Installation Site Inspection Report (September 2014) found this facility to be in compliance (see Appendix ____). There are no known incidents of spills associated with this AST. It is anticipated that ROW is required from this site as part of the proposed improvements. Based on this information, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 14
Site Name: Flying J Travel Plaza
Address: 11555 East Sligh Avenue
Seffner, FL 33610
Facility ID: 9801175
NPDES FLR10JY15

This retail gas station is located in the southwest quadrant of SR 579 (Mango Road) and E Sligh Avenue, approximately 400 feet north of the I-4 project study area. There is a large parking lot onsite for trucks with trailers. The Hillsborough County Property Appraiser records show that Pilot Travel Centers LLC owns the property. The sales history shows the property was vacant in 1999 and improved in 2008.

This facility was issued a general NPDES permit (stormwater construction) that expires on November 6, 2015. According to the U.S. EPA ECHO database, this facility has not had any compliance violations for the last 12 quarters (October 1, 2011 through September 30, 2014).

The Underground Storage System installation and Removal Form, May 1999, shows that four USTs were installed at this facility; at that time, no tanks were removed. The description of work

completed states “new to industry storage tank installation.” Although the tanks have secondary containment with overflow/spill and monitoring protection measures in place, this facility has numerous violations associated with these practices.

Beginning in August 2007 and continuing until present time, this facility has had a history of being found in “minor out of compliance.” Violations found during an inspection in August 2007 included a leak in dispenser #26 and a disconnection at the nozzle/hose in dispenser #16. The facility was instructed to repair the leak, clean, and dry the liner. Varying levels of petroleum-contaminated water above permissible levels were also found in various dispensers. In October 2012, visual inspection revealed that a rupture occurred to the primary and secondary wall of the geoflex piping located next to a dispenser. Storage system closure activities were performed. In February 2014, the facility received a Limited NFA Order, and in June 2014, all monitoring wells were abandoned.

In September 2014, the Storage Tank Facility Closure Site Inspection Report found the facility to be in compliance for the removal of an underground diesel line. However, at that time, petroleum product contamination was discovered, and the facility is required to initiate a formal site assessment. Support documentation is included in Appendix D.

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. However, based on the proximity of the site to the project study area and the known incidents of reported contamination, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 15
Site Name: Circle K (formerly Star Enterprises - Texaco #24204132, EDR 80, Focus Map 19)
Address: 6009 SR 579 at I-4
Seffner, FL 32794
Facility I.D.: No. 8625477

RCRA:	Non-Gen/NLR 1000449803
FINDS:	No. FLD9841802160
FRS ID:	No. 1000638368
Description:	<p>This retail gas station is located in the southeast quadrant of I-4 and SR 579 (Mango Road) interchange, approximately 1,000 feet south of the project study area. The Hillsborough County Property Appraiser records show that Circle K Stores, Inc. owns the property. This facility was identified in the FIESTA data maintenance system.</p> <p>This facility was identified in the EDR as a RCRA non-generator of hazardous wastes (form received by agency September 23, 2010). Non-generators do not presently generate hazardous waste. According to the U.S. EPA ECHO database, this facility has not had any compliance violations for the last 12 quarters (January 1, 2012 through December 31, 2014).</p> <p>Five USTs were removed from this site in April 2005; all the USTs were installed in November 1984. One 10,000-gallon tank contained vehicular diesel, one 12,000-gallon tank contained unleaded gas, one 10,000-gallon tank contained unleaded gas, one 8,000-gallon tank contained unleaded gas, and one 550-gallon tank contained waste oil.</p> <p>One 20,000-gallon UST containing unleaded gas, one 12,000-gallon UST containing unleaded gas, and one 10,000-gallon UST containing vehicular diesel are in service; the tanks were installed in December 2004. Although all the tanks have secondary containment with overfill/spill and monitoring protection measures in place, this facility has had numerous minor and major violations associated with those practices. The violations ranged in severity, but included finding a small amount of product within the diesel STP sump below piping penetrations in 2009, a damaged diesel hose that could discharge in 2011 and a small discharge in 2014. Reportedly, the spill flowed west of the dispenser, into a drainage flume and then into an unpaved drainage ditch. After a review by the HCEPC of the Incident Investigation Report (December 2014), it was determined that benzo(a)pyrene equivalent concentrations exceed the residential direct exposure Soil Cleanup Target Levels (SCTL).</p> <p>This facility has a history of reported discharges, beginning in December 1987. Cleanup for vehicular diesel was required; as of</p>

October 1990, the discharge cleanup status is “NFA complete”. Another discharge (unleaded gas) in September 1998 also required cleanup; as of March 2004, the discharge cleanup status is “NFA complete”. A copy of the Site Manager Summary Report and the SRCO are included in Appendix D.

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. However, based on the history of compliance violations, known contamination and general northerly surface water flow direction towards the I-4 project study area, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 16
Site Name: Travel Centers of America
Address: 11706 Tampa Gateway Boulevard
Seffner, FL 33584
Facility ID 9804772

Description: This retail gas station is located in the northeast quadrant of I-4/SR 579 (Mango Road) intersection, approximately 500 feet north of the I-4 project study area. The Hillsborough County Property Appraiser records show that HPT Ta Properties Trust owns the property. The sales history shows the property was vacant in 2001 and improved in 2007.

Eight USTs are presently in service at this site. Although the tanks have secondary containment with overflow/spill and monitoring protection measures in place, this facility has numerous violations associated with these practices.

In September, October and December 2007, the facility was found to be in “major out of compliance” due to release detection not being performed at least once a month and the impervious spill containment does not meet standards. Minor violations included a diesel spill containment bucket that was breached in two places and old product found in a liner.

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. However, based on the proximity of the site to the project study area and a history of

major and minor violations, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 17
Site Name: Gator Ford (formerly Kilcoyne Automotive Group) - (EDR 78, Focus Map 19)
Address: 11780 Tampa Gateway Boulevard
Seffner, FL 33584
EDR: US Historical Auto Station 1015173532

Description: This new and used car dealership is located in the northeast quadrant of I-4 and SR 579 (Mango Road), adjacent to the project study area. The Hillsborough County Property Appraiser records show that Kilcoyne Gator Properties LLC owns the property.

The former Kilcoyne Automotive Group was identified in the EDR Historical Auto Station for years 2005 through 2008. A search in the FDEP OCULUS data management system did not find UST or AST registrations.

It is anticipated that ROW is required from this property as part of the proposed improvements. Based on the historical property use and the potential for contamination involvement, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 18
Site Name: Taylor Road Landfill
Address: I-4/Mango Road Interchange
Seffner, FL 33584
Haz. Facility I.D.: No. 000000034
CERCLIS: No. FLD980494959
FRS ID: No. 110009282043
NPL I.D.: No. 1000290631

Description: Located north of, and adjacent to, the I-4 west-bound travel lanes approximately ¼ mile east of the I-4/Mango Road Interchange, this area is the site of a former municipal landfill. Constructed in 1976

and used for the disposal of municipal, commercial and industrial refuse until 1980 - it is now closed.

The 252-acre facility is comprised of three adjoining disposal areas (42-acre Taylor Road Landfill, 64-acre Hillsborough Heights Landfill and 10.6-acre FDOT Borrow Pit Landfill) covered by a landfill cap and surrounded by drainage ditches. Groundwater in the vicinity of the site (including nearby private wells) reveal the presence of both organic- and metal-based compounds which indicates that the underground plume of contaminants has migrated off-site both north and south of I-4. Methane and other decomposition gases are also present and are recovered with a gas collection system.

The site is an active U.S. EPA Superfund Clean-up Site on the National Priorities List under the National Contingency Plan, which has undergone Remedial Investigations and is presently under a long-term groundwater monitoring program. The Five-Year Review Report for Taylor Road Landfill, September 2013 states that groundwater monitoring indicates that groundwater contamination remains confined with the site boundary and that natural attenuation is occurring. A copy of the Executive Summary from the report is included in Appendix D.

Based upon this information and the proximity of site to the proposed I-4 improvements, this site received the following risk rating:

Risk Rating: HIGH

Site:	No. 19
Site Name:	Raceway Gas Station (No. 980) - (formerly CSER 13)
Address:	4660 McIntosh Road Dover, FL 33527
U.S. EPA I.D.:	No. U001356359
Facility I.D.:	No. 9102709
Description:	Located in the southwest quadrant of the I-4/McIntosh Road interchange, this site contains a functioning retail gas station with three USTs, piping and dispensers for unleaded gas and diesel fuel. A dispenser line closure assessment performed in December 2008 reported petroleum constituents in excess of SCTLs in the area of the northeast dispenser island, and a DRF was filed in February

2009. The facility achieved SRCO status in December 2011. A copy of the February 2009 letter, DRF and SRCO are included in Appendix D.

Although the general surface water flow direction is away from the project, based on the known former contamination and the proximity of this site to the I-4/McIntosh exit ramp ROW, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 20
Site Name: BP Gas Station - (formerly CSER 14)
Address: 4810 McIntosh Road
Seffner, FL 33584
U.S. EPA I.D.: No. U001353969
Facility I.D.: No. 8509067

Description: Located in the northwest quadrant of the I-4/McIntosh Road interchange, this business is comprised of a functioning retail gas station. Formerly known as Scotts Auto Repair and Anderson Amoco and affiliated with a Radiant Food Store, this site contains two USTs, piping and dispensers for unleaded gas and diesel fuel. Four former USTs have been removed and several spills have been reported at this location, but there is no indication of widespread soil and/or groundwater contamination. According to the Long Term Natural Attenuation Monitoring Report, January 2013, in December 2012, two shallow monitoring wells were installed onsite. A soil boring was advanced at each location prior to the installation of the monitoring wells and soil samples were collected. Based on concentrations of constituents of concern (COC) below Cleanup Target Levels, for the sampling event and COC concentrations below Cleanup Target Levels for historical groundwater samples collected, NFA and the issuance of a SRCO was recommended for the site. Documentation submitted with a Site Rehabilitation Completion Report/NFA Proposal was accepted by the FDEP in August 2013 (see Appendix D).

Although the general surface water flow direction is away from the project, based on the known former contamination and the

proximity of this site to the I-4/McIntosh exit ramp ROW, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 21
Site Name: 7-11 Store and Gas Station (Former Stuckey's (Citgo) Super Kwik #301) - (formerly EDR 59, Focus Map 7 and CSER 15)
Address: 12902 Newsome Road (formerly 4705 McIntosh Road)
Dover, FL 33527
Facility I.D.: No. 8627485
FINDS: No. 1010052344
FRS ID: No. 110028272713
RGA LUST: (Stuckey's from 1998)
RGA LUST: (Circle K from 2000-2012)

Description: This retail gas station is located in the southeast quadrant of I-4 and McIntosh Road, adjacent to the I-4 project study area. The Hillsborough County Property Appraiser records show 128 Castilla Street LLC owns the property.

This facility was identified in the FIESTA data maintenance system.

According to the EDR, the former Stuckey's was issued an NPDES permit; however, no information was found in the U.S. EPA ECHO database.

The CSER 1992 study identified two 8,000-gallon and one 4,000-gallon USTs. The installation dates are unknown. "Records show soil and groundwater contamination." The site was granted Early Detection Incentive (EDI) eligibility in December 1987.

According to the Site Manager Summary Report, a DRF was submitted in May 1987. After a series of contamination assessments, RAPs, and the removal of more than 1,300 tons of contaminated soils, the discharge was granted cleanup completion status in January 2009.

A DRF was submitted in May 2010 in response to groundwater contamination discovered during tank closure assessment activities. A Site Assessment Report/NFA Proposal was approved in July 2011 and the discharge was granted NFA in July 2011. Support documentation is included in Appendix D.

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. Although the general surface water flow direction is away from the project, based on the history of known former contamination and the proximity of this site to the project study area, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 22
Site Name: Camping World (formerly Dover Retail Center) - (EDR 52, Focus Map 7)
Address: 4811 McIntosh Road (formerly 12902 Gore Road)
Dover, FL 33527
Facility I.D.: No. FLR10KL05
FINDS: No. 1014881388
FRS ID: No. 110043724048
NPDES: No. S110960656

Description: The address identified as 12902 Gore Road in the EDR for Dover Retail Center was not found in the Hillsborough County Property Appraiser records. However, the Hillsborough County Property Appraiser records show NG Kwai Kew Vool KokTheam owns the property (vacant commercial) located at 12904 Gore Road. It is located in northeast quadrant of McIntosh Road and Gore Road, approximately 500 feet north of the I-4 project study area.

This facility was issued a generic NPDES permit (stormwater construction) on June 16, 2011, for which effluent, reclaimed water or wastewater residual discharge into the environment (Seffner Canal) and/or monitoring is taking place. The permit was issued to NG Kwai Kew (owner of the property shown above with the address discrepancy). The permit expires on June 15, 2016. According to the U.S. EPA ECHO database, this facility has not had any compliance violations for the last 12 quarters (October 1, 2011 through September 30, 2014).

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. Based on the general groundwater flow direction away from the project study area and

a review of best available information, this site received the following risk rating:

Risk Rating: NO

Site: No. 23
Site Name: Camping World (formerly Longview Superstores) - (EDR 57, Focus Map 7)
Address: 13025 Gore Road
FRS I.D.: No. 110020717134
FINDS: No. 1008001202
FLR: No. FLR10MU96
FLR: No. FLR10Y487

Description: This new sales RV supercenter is located in the northeast quadrant of I-4 and McIntosh Road, adjacent to the I-4 project study area. The Hillsborough County Property Appraiser records show that National Retail Properties LP owns the property (property use - auto dealership).

This facility was identified in the FIESTA data maintenance system.

This facility was issued a general NPDES permit (stormwater construction) that expired on December 17, 2009. A second general permit is effective until May 30, 2018. According to the U.S. EPA ECHO database, this facility has not had any compliance violations for the last 12 quarters (October 1, 2011 through September 30, 2014).

A search in the FDEP OCULUS database did not reveal the presence of ASTs or USTs onsite.

It is anticipated that ROW would not be required from this property as part of the proposed improvements. Based on the general surface water flow direction away from the I-4 project and a review of best available information, this site received the following risk rating:

Risk Rating: LOW

Site: No. 24
Site Name: Griffin-Hall Farm - (EDR 56, Focus Map 8)
Address: 9200 Gallagher Road
Dover, FL 33527
Facility I.D.: No. 8839283

Description: This facility is located on the north side of I-4, approximately 1,500 feet east of McIntosh Road and immediately adjacent to I-4. During a site visit in January 2015, a posted sign said "Borchard Farms." However, no other information was provided.

According to the EDR, this agricultural property has one 500-gallon and one 250-gallon UST containing vehicular diesel and unleaded gas in service. The Florida Department of Environmental Regulation's (now FDEP) Stationary Storage Tanks Postcard Notification Form was signed on January 28, 1988 by the tank owner or authorized representative (see Appendix D). The form indicates that the facility was not previously registered with the FDER. No other information was found for this site in the FDEP Oculus database, and there are no known incidents of contamination associated with the USTs. During the site visit in January 2015, the USTs were not located.

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. Although the general groundwater flow direction is towards Baker Creek and away from the project, based on the proximity of this site to the project study area, the age of the USTs and the potential for contamination, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 25
Site Name: Citgo - Quik Mark (formerly Sunoco #208) - (EDR 44, Focus Map 10 & CSER 16)
Address: 1655 N. Branch Forbes Road
Plant City, FL 33563
Facility I.D.: No. 8733390

Description: This retail gas station, formerly known as Pal's Food Mart and Pal's Texaco, is located in the northwest quadrant of I-4 and Branch Forbes Road, adjacent to the westbound onramp to I-4. The

Hillsborough County Property Appraiser records show that Pal Petroleum, LLC owns the property.

Six 10,000-gallon USTs containing unleaded gas and one 10,000-gallon UST containing unleaded and vehicular diesel were removed from this site in September 2006; the tanks were originally installed in November 1989.

Two 15,000-gallon USTs containing unleaded gas were installed in August 2006 and are in service. Although both tanks have secondary containment with overfill/spill and monitoring protection measures in place, this facility has had numerous minor and major violations associated with those practices, including a UST that was found to not have overfill protection and a UST line leak detector that could not detect a discharge.

Pal's Texaco submitted a Discharge Notification Form dated October 26, 1989. An unknown amount of unleaded gas leaked from the piping system. Cleanup is required and the facility cleanup status is ongoing. As shown in the EDR, this facility has a cleanup ranking of 1,656. The facility entered into the FDEP Petroleum Cleanup Participation Program in October 2002, and in March 2013, the facility owner agreed to a Site Rehabilitation Strategy modification. A copy of the Site Manager Summary Report is included in Appendix D.

In October and November 2014, line tightness and line leak detector testing was performed, and in a letter from the FDEP dated December 2014, the facility was provided a "Notice of Requirement of New Site Access Agreement." The following activities in the "permission" include (among other things) conducting soil, surface, subsurface, and groundwater investigations; installing and removing groundwater monitoring wells; collecting waste, soil and water samples; removing, treating and/or disposing contaminated soils and water; removing contaminated soil by digging; installing, operating and removing remedial equipment; and trenching for connection of remediation wells to equipment. It is anticipated that ROW would not be required from this property as part of the proposed improvements. However, based on the proximity of this facility to the project study area, known significant non-compliance violations and ongoing contamination investigations, this facility received the following risk rating:

Risk Rating: HIGH

Site: No. 26
Site Name: Circle K #2707563 - (EDR 54, Focus Map 10)
Address: 1609 Branch Forbes Road (shown in EDR and in FDEP OCULUS as 5108 Glen Harwell Road)
Plant City, FL 33566
Facility I.D.: No. 9806398

Description: This retail gas station is located in the southwest quadrant of the I-4/Branch Forbes Road interchange, approximately 600 feet south of the I-4 project study area. The Hillsborough County Property Appraiser records show that Stine Family Partnership owns the property.

Two 15,000-gallon USTs containing unleaded gas were installed in January 2004. They are located in the northeast area of the property, adjacent to Branch Forbes Road. Although both tanks have secondary containment with overflow/spill and monitoring protection measures in place, this facility has an incident discharge associated with those practices.

In June 2010, an incident investigation was performed during the replacement of two spill containment buckets. Based on elevated organic vapor analyzer readings, three 55-gallon drums of soil were removed from beneath the spill buckets. Soil samples collected revealed contaminant concentrations above SCTL; however, no impacts were found outside of the UST area or adjacent to the spill buckets. Based on the assessment, the geologist of record recommended No Further Assessment in lieu of NFA, which was found acceptable by the HCEPC in June 2011. A change to NFA status and a SRCO was accepted by the FDEP in June 2011. Support documentation is included in Appendix D.

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. However, based on the proximity of this facility to the project study area and known former contamination, this facility received the following risk rating:

Risk Rating: MEDIUM

Site: No. 27
Site Name: Marathon Gas Station (formerly Circle M - Shell)
Address: 1664 N. Branch Forbes Road (formerly 1604 Forbes Road)
Plant City, FL 33563
Facility I.D.: No. 8625090
Description: The Marathon gas station (formerly Circle M - Shell gas station, as shown in the CSER 1992, Facility ID 298625090) is located in the northeast quadrant of I-4 and Branch Forbes Road; it was also included as part of the Soil Report 1992 study area for landfill assessments. The CSER 1992 placed the gas station at 1604 Forbes Road; however, the Hillsborough County Property Appraiser records show the property is now addressed as 1664 N. Branch Forbes Road (owned by Gentano Enterprises, Inc.).

The HCEPC sent the former Shell station a non-compliance letter on April 9, 1989. In June 1989, two 8,000-gallon UST were replaced with three 8,000-gallon USTs (unleaded gas). Groundwater sampling revealed significant amounts of xylenes, ethylbenzene, and benzene. The contaminated soil was excavated in August 1989 and stockpiled soil was removed by September 1989. 10- and 50-gallon spills were reported in October 1989 and June 1992, respectively. At the time of the Soil Report 1992, remediation activities were unknown. The Shell station was granted EDI status on December 1, 1989 and since that time has seen extensive assessment and remediation activities.

A letter dated November 19, 2014 indicated that post-remediation sampling (system was shut down in February 2010 for Marathon) was completed. The FDEP priority ranking for the Marathon site is 56. The current UST system consists of two 15,000-gallon, double wall fiberglass tanks containing unleaded gas and vehicular diesel fuel. The Marathon station previously contained five 8,000-gallon USTs. A RAP, submitted in December 2002 proposed the installation of a groundwater recovery, air sparging (AS), and soil vacuum extraction (SVE) treatment system. An AS and SVE system was installed between July and December 2004, with system startup in December 2004. The remedial system was shut-down for post remedial action monitoring in May 2010 and March 2011, but was subsequently restarted on June 4, 2013; activities continued until December 2013. The system was shut down and properly

mothballed in February 2014. Groundwater samples collected in October 2014 indicated that all petroleum constituents in the monitoring wells sampled were below Groundwater Cleanup Target Levels and/or the detection limits of the laboratory. The results also indicated that groundwater in the surficial aquifer generally flows toward the southwest. In a letter dated November 21, 2014, the HCEPC concurred with the recommendation for post-remediation sampling activities. Support documentation is included in Appendix D.

It is anticipated that ROW would not be required from the former landfill or the Marathon gas station properties as part of the proposed I-4 improvements. However, based on the proximity of these sites to the project study area, a history of documented contamination and remediation activities, and ongoing post-remediation sampling activities for the Marathon gas station, both sites received the following risk rating:

Risk Rating: MEDIUM

Site: No. 28
Site Name: Hawk Griffin Road Landfill - (formerly CSER 18)
Address: I-4/Hawk Griffin Road & Jose Sanchez Road
Plant City, FL 33565

Description: This former landfill site is located in the northeast quadrant of the I-4/Hawk Griffin Road interchange (west of Branch Forbes Road). The Hillsborough County Property Appraiser records show that Yazdi Mehran Hejrat owns the property (shown as "vacant acreage"). The sales history data indicates that the property was purchased in 1993.

This site description is based on historical information found in a former CSER that was prepared for I-4 from 50th Street to the Polk County Line, April 1992 (CSER 1992), a Level II Soil Investigation Report, August 6, 1992 (Soil Report 1992) and a field review conducted in January 2015.

According to the Soil Report 1992, an abandoned landfill was previously located in the northeast quadrant of I-4 and Hawk Griffin Road (formerly operated by Globe Development Corporation).

In 1938, the landfill site and surrounding area was heavily forested. A depression (sinkhole) filled with water was found immediately north of I-4. By the mid-1960s, the area of the landfill was cleared and by the mid-1970s, landfill operations had begun. The area west of the landfill appeared to be used as an excavation area. The Soil Report stated that none of the mined or landfill area appeared to encroach on the I-4 ROW. At the time of Soil Report, the landfill site was overgrown with vegetation, with numerous pockets of water found throughout the site. Piles of earth were also being stored on site, while stained vegetation was noted near the earth-moving machinery.

The Soil Report 1992 indicated that at the project site, I-4 coincides with a ridge system, such that topography slopes to the north and south. Therefore, groundwater flows away from I-4; however, the regional groundwater flow direction is northward toward Pemberton Creek.

As part of the research for the Soil Report 1992 and CSER 1992, the HCEPC records were reviewed. Complaints had been issued to Globe Development Corporation concerning the landfill since 1988. Records showed that solid waste, construction debris, industrial waste, and excavated materials were being dumped on the property. As a result, dumping activities stopped and a fence surrounding the property was installed.

As part of the Soil Report 1992 analysis, surface water sample was collected in the abandoned landfill and analyzed for pH, volatile organics, and base/neutrals, acids, and pesticides. The pH was recorded at 6.61, and all other parameters were below detectable limits.

Based on the historical nature of business conducted at the site and best available information, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 29
Site Name: Plant City WAWA - (EDR 47, Focus Map 11 & CSER 19)
Address: 2705 Thonotosassa Road
Plant City, FL 33563

Facility I.D.: No. 9814219
Wastewater Facility ID: FLR10NS29
NPDES: No. S116552024
FINDS: No. 1016786545
FRS: No. 110058283021

Description: This retail gas station is located in the southwest quadrant of the I-4/Thonotosassa Road interchange, adjacent to the eastbound I-4 exit ramp and approximately 500 feet south of the I-4 project study area. The Hillsborough County Property Appraiser records show that BW Henderson I-4 Thonotosassa, LLC owns the property.

This facility was issued a generic NPDES permit (stormwater construction) on February 13, 2014, for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place. The permit expires on February 12, 2019. Aerials flown in January 2014 showed the property as being undeveloped, with only paved parking. According to the U.S. EPA ECHO database, this facility has not had any compliance violations since the permit was issued.

Two 20,000-gallon USTs containing unleaded gas and one 20-000-gallon USTs containing vehicular diesel were installed in February 2014 and are in service. Both tanks have secondary containment with overfill/spill and monitoring protection measures in place. The Storage Tank Facility Installation Site Inspection Report (June 2014) found the facility to be in compliance.

It is anticipated that ROW would not be required from this property as part of the proposed improvements. Based on the facility having no compliance violations, a typical southerly groundwater flow direction away from the project study area and best available information, this site received the following risk rating:

Risk Rating: LOW

Site: No. 30
Site Name: Race Trac Gas Station
Address: 1202 Townsgate Court
Plant City, FL 33563
Facility I.D.: 9701122

Description: This retail gas station is located in the southeast quadrant of the I-4/Thonotosassa Road interchange, approximately 500 feet north of the I-4 project study area. The Hillsborough County Property Appraiser records show that Race Trac Petroleum, Inc. owns the property.

Three 12,000-gallon USTs are presently in service at this site; they were installed in 1997. Although the tanks have secondary containment with overfill/spill and monitoring protection measures in place, this facility has numerous violations associated with these practices.

Beginning in August 2006 and continuing until present time, this facility has had a history of noncompliance violations. In November 2014, product found in one of the dispensers was above penetration level and a meter was leaking heavily into the liner. Product above the piping level was also found. The inspection comments stated that an unattended pump caused a fuel spill of approximately 10 gallons. Kitty litter was used to absorb the fuel. According to the Site Assessment Report/Natural Attenuation Monitoring Plan, April 2013, three spill buckets were replaced and closure assessment activities were performed in June 2012; approximately 10 cubic yards of hydrocarbon-impacted soil was removed from the spill bucket excavations. Groundwater samples collected indicated BTEX, MTBE and PAH concentrations below their respective Groundwater Cleanup Target Levels. In addition, free product was not encountered in groundwater at the site. The site received a SRCO in March 2014 (see Appendix D).

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. However, based on the proximity of this site to the project study area and a history of major and minor violations, including spill incidents, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 31
Site Name: Shell Oil Gas Station (Food N Things #2)
Address: 2009 N Highway 39
Plant City, FL 33563
Facility ID: 8625097
Wastewater FLG911617

Description: This retail gas station is located in the southwest quadrant of the I-4/Paul Buchman Highway (SR 39) interchange (west of N. Wheeler Street), approximately 400 feet south of the I-4 project study area. The Hillsborough County Property Appraiser records show that Food N Things, Inc. owns the property.

Two 8,000-gallon USTs are presently in service at this site. Although the tanks have secondary containment with overfill/spill and monitoring protection measures in place, this facility has numerous violations associated with these practices.

According to the Site Manager Summary Report, a DRF was submitted in December 1988 in response to the presence of hydrocarbon affected soils near the former USTs. Initial Remedial Action was completed in November 1994 and approximately 800 tons of excessively contaminated soils were removed. That assessment was finalized in July 1996. Another DRF was submitted in June 1993 in response to a spill of diesel fuel at the site; approximately 24 tons of contaminated soils were removed. In February 2015, the FDEP conducted a yearly inspection and installed an off-site monitoring well. Support documentation is included in Appendix D.

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. However, based on the proximity of this site to the project study area, history of major and minor violations and known contamination, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 32

Site Name: Abandoned Gas Station (formerly Shell Oil Products - Sunshine Food Mart #197)

Address: 2501 N. Wheeler Street
Plant City, FL 33563

Facility ID: 8625538
Hazardous Waste FLD984172569 (Star Enterprise)

Description: This former retail gas station is presently a vacant, abandoned lot located in the northwest quadrant of the I-4/Paul Buchman Highway interchange, approximately 500 feet north of the I-4 project study area. The Hillsborough County Property Appraiser records show that Space Coast Petro Distributor, Inc. owns the property. The sales history shows the property was improved in 1989.

Discharges for this facility date back to December 1987 (eligible for the EDI program) and September 1992 (eligible for the PLIRP). Site assessments, remedial action, and monitoring activities began in 1988 and 1989 and continue until present time. In March 2014, a Voluntary Groundwater Monitoring Report was submitted to the HCEPC; however, no recommendations or conclusions were provided. Groundwater samples were collected and analyzed for benzene, toluene, ethyl benzene, total xylenes and methyl tert-butyl ether (BTEX/MTBE), oxygenates, and ethanol. Results were consistent with historical concentrations at the site. A site map dated September 2008 (see Appendix D) shows a remediation trench on the west site of the property, north of Monroe Street. The former tank field was located near the southeast area of the property, adjacent to N. Wheeler Street.

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. However, based on the proximity of this site to the project study area, a history of known contamination and ongoing monitoring, this site received the following risk rating:

Risk Rating: HIGH

Site: No. 33
Site Name: BP Gas Station (Food N Things)
Site Address: 2010 N. Wheeler Street
Plant City, FL 33563
Facility ID: 8625487
Hazardous Waste FLD984196543 (Exxon Co USA #49109 - 2010
Wheeler & I-4)

Description: This retail gas station is located in the southwest quadrant of I-4/Paul Buchman Highway (SR 39) interchange (east of N. Wheeler Street), approximately 400 feet south of the I-4 project study area. The Hillsborough County Property Appraiser records show that Food N Things, Inc. owns the property.

One 16,000-gallon and one 12-gallon USTs are presently in service at this site. Although the tanks have secondary containment with overfill/spill and monitoring protection measures in place, this facility has numerous violations associated with these practices, including not repairing leaks found at the piping union in a dispenser and leakage found at the hose/nozzle connection.

In September 1988 and September 2003, this facility reported discharges. A 1992 Site Assessment indicated that there were no soil impacts and the groundwater impacts were within the criteria for monitoring only. A SRCO was issued in February 1994. There were no subsequent discharges until the site was sampled in 2003 prior to a pending tank closure and upgrade. Contaminated soils were discovered and approximately 220 tons of petroleum-impacted soils were excavated and thermally treated. Subsequent post-closure groundwater site assessment activities were performed in 2004. Results of an Incident Notification Form submitted in October 2005 stated that an increase in benzene was likely related to natural water level variations that may have mobilized absorbed hydrocarbons present in the saturation zone. The Year 5, 2nd Quarterly Natural Attenuation Monitoring Program September 2010 recommended NFA; the site was issued a SRCO in October 2010 (see Appendix D).

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. However, based on the proximity of this site to the project study area and known contamination concerns, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 34
Site Name: Americold Customer First (formerly Versacold Logistics Services) -
(EDR 21, Focus Map 1)
Address: 302 N. Frontage Road
Plant City, FL 33566
RCRA-CESQG: No. 1000344829
FINDS: No. FLD982075806

Description: This cold storage facility is located in the northeast quadrant of I-4/Paul Buchman Parkway interchange, adjacent to the I-4 project study area. The Hillsborough County Property Appraiser records show that Art Mortgage Borrower Propco 2010-5LLC owns the property.

This facility is included in Florida's Tier 2 reporting system. Chemicals reported in 2010 for Tier 2 include ammonia, lead, and sulfuric acid. The historical use of ammonia dates back to the early 1990s. This facility was also identified in the FIESTA data maintenance system.

This facility is registered as a RCRA-CESQG of hazardous wastes; in 1989, it was registered as an SOG. The facility received a notice of compliance violation in December 2012 (regarding the state statute or regulation); they achieved compliance the same day.

According to the Other Database Records (OTHER), one incident of an unknown discharge was reported in May 1999; the incident status is "closed." An approximately 2,000-gallon spill of anhydrous ammonia was reported in October 2010. The incident status is "closed."

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. Based on a typical northerly groundwater flow direction away from the project study area and best available information, this site received the following risk rating:

Risk Rating: LOW

Site: No. 35
Site Name: Knights Inn - (EDR 23, Focus Map 1 & CSER 20)
Address: 301 S. Frontage Road
Plant City, FL 33566
Facility I.D.: No. 9701228

Description: This motel is located in the southwest quadrant of the I-4/N. Shannon Avenue interchange, just south of the proposed I-4 improvements. The Hillsborough County Property Appraiser records show that Plant City Holding Company LLC owns the property. According to the Remedial Action Plan Modification, October 2, 2014, the property has operated as a motel since the 1970s. The property operated an UST system consisting of two 2,000-gallon USTs. Reportedly, the former fuel island was located immediately south of Frontage Road. One incident of an unknown amount of petroleum discharge was reported in August 1997; cleanup is required. A Contamination Assessment Report and a Phase II Environmental Site Assessment performed at the site in 1997 revealed groundwater contamination above Groundwater Target Cleanup Levels. Following a Site Assessment Addendum, a RAP was submitted in January 1998. An enforcement case was brought against the property owner at the time by the HCEPC for failure to adequately address and cleanup the groundwater contamination at the site. In October 2013, a consultant was retained by the property owner to perform groundwater sampling. It was confirmed that the USTs had been removed.

Correspondence from May 2014 relating to the contamination stated that since the tanks were removed in 1983 "time should have moved contaminants down gradient." Soil samples taken suggest a "continuing source." Contaminants in MW-9 exceeded the natural attenuation default concentrations; in addition, benzene and ethyl benzene remain above groundwater cleanup target levels (but below NADC standard). The focus is on MW-2, which is considered a "hot spot." The FDEP stated in a letter dated February 2015 that they approve the Remedial Action Modification Plan dated October 2014, inclusive of supplemental information dated through November 2014, which involves injection into an aquifer. A summary from the Remedial Action Plan Modification, October 2014, an approval letter of the remedial plan by the FDEP and site maps are included in Appendix D.

It is anticipated that ROW would be required from this property as part of the proposed I-4 improvements. Based on the proximity of this facility to the project study area, known contamination, and ongoing contamination investigations, this facility received the following risk rating:

Risk Rating: HIGH

Site: No. 36
Site Name: Gulf Coast Turf and Tractor (formerly American Bank Stationery Company) - (EDR 17, Focus Map 1)
Address: 404 N. Frontage Road
Plant City, FL 33563
RCRA-CESQG: No. 1000359140
FINDS: No. FLD094592896
FRS: No. 110002538166

Description: This facility offers services in farm equipment and supplies. It is located on the north side of I-4, approximately 1,000 feet east of Paul Buchman Highway and immediately adjacent to the I-4 project study area. The Hillsborough County Property Appraiser records show that Gulf Coast Turf and Tractor LLC owns the property (property use - warehouse).

This facility is registered as a SQG of hazardous wastes. According to the U.S. EPA ECHO database, this facility has not had any compliance violations for the last 12 quarters (January 1, 2012 through December 31, 2014) and does not have SNC/HPV.

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. Based on the general groundwater flow direction away from the project study area and the absence of non-compliance violations, this site received the following risk rating:

Risk Rating: LOW

Site: No. 37
Site Name: Reddy Ice - Plant City - (EDR 15, Focus Map 2)
Address: 604 N. Frontage Road
Plant City, FL 33563
Facility I.D.: No. 48543
FRS: No. 110037142543
Risk Management Plan: No. 1014201902
TRI: No. 33563RDDYC64NFR

Description: This ice manufacturing facility is located on the north side of I-4, immediately adjacent to the project study area and east of Site No. 28. The Hillsborough County Property Appraiser records show that Reddy Ice Corporation owns the property. Sales data indicates the property (at the time, vacant) was purchased in 2005.

This facility is included in the Risk Management Plan for the Local Emergency Planning Committee, District 8. Based on data extracted on October 15, 2015 from the TRI report (found in the U.S. EPA ECHO database), the earliest NAICS code data on file for this facility was reported in 2007. TRI chemicals reported for this site include ammonia. The facility utilizes an estimated 27,000 pounds of anhydrous ammonia as a refrigerant for their ice manufacturing and storage. The system used has numerous protective controls, including the capability to shut down the entire system, if required. The facility has not had any releases that would require reporting as part of a five-year accident history.

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. Based on the general groundwater flow direction away from the project study area and the absence of "releases," this site received the following risk rating:

Risk Rating: LOW

Site: No. 38
Site Name: Linder Industrial Machinery Co. - (EDR 20, Focus Map 2)
Address: 1601 S. Frontage Road
Plant City, FL 33563
Facility I.D.: 9300851

Description: Headquartered in Plant City, Florida (with 19 other locations in the U.S.), this facility serves markets that require heavy, off road machinery; the facility also services the heavy equipment. The facility is located in the southeast quadrant of the I-4/N. Maryland Avenue interchange, approximately 200 feet south of the I-4 project study area. The Hillsborough County Property Appraiser records show that Linder Industrial Machinery Company owns the property. Sales data indicates the property was improved beginning in 1989.

One 1,000-gallon AST containing vehicular diesel, installed in April 1990, is in use. Although this tank has secondary containment with overflow/spill and monitoring protection measures in place, this facility has had numerous major and minor violations (see Appendix D) associated with those practices. Other unregulated tanks found onsite (not regulated due to volume) during various inspections include 400- and 500-gallon ASTs containing new oil, 500-gallon AST containing used oil, 300-gallon AST containing antifreeze, and 250-gallon AST containing kerosene. There are no known spill incidents associated with this facility.

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. However, based on the proximity of the facility to the project study area, the general groundwater flow direction toward the project study area and the nature of business conducted onsite, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 39
Site Name: Circle K/Shell Gas Station (formerly Circle K #2707550)
Site Address: 2209 N. Park Road
Plant City, FL 33563
Facility ID: 9601450

Description: This retail gas station is located in the southwest quadrant of the I-4/N. Park Road (SR 553), interchange approximately 400 feet south of the I-4 project study area. The Hillsborough County Property Appraiser records show that Stine Family Partnership LTD owns the property.

An Underground Storage Tank Installation and Removal Form dated July 14, 1995 documented three 12,000-gallon USTs are in service at this site. Although the tanks have secondary containment with overflow/spill and monitoring protection measures in place, this facility has numerous violations associated with these tanks.

A DRF submitted in October 2006 shows an unknown amount of gas that discharged into the groundwater. The local tanks program was notified and an investigation began. Another Discharge Report Form dated July 14, 2011 indicated that a gas overflow event was due to human error. It was suspected that infiltration occurred through the asphalt in a low area where the product pooled. The discharge was initially discovered through observed free product in a monitoring well. In January 2015, the FDEP rejected a proposal for Site Rehabilitation Completion because SCTL were exceeded for some petroleum products' contamination of concern. A copy of the FDEP rejection letter and an Annual Site Inspection form (February 2014), including site photos, are provided in Appendices B and D.

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. However, based on the proximity of this site to the project study area and a history of known contamination, this site received the following risk rating:

Risk Rating: HIGH

Site: No. 40
Site Name: Vacant Property (formerly Fleetwood Mobile Home Center) - (EDR 8, Focus Map 2)
Address: 1916 N. Frontage Road
Plant City, FL 33563
FRS I.D.: No. 110024393770
FINDS: No. 1009314754
FLR: No. FLR10BK21

Description: This former mobile home center is located in the northwest quadrant of the I-4/ N. Park Road interchange. The Hillsborough County Property Appraiser records show that Destiny Homes of Florida LLC owns the property.

This facility was identified in the FIESTA data maintenance system.

This facility was issued a generic NPDES permit (stormwater construction), which expired on October 29, 2010. According to the U.S. EPA ECHO database, this facility has not had any compliance violations associated with that permit.

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. Based on the general groundwater flow direction away from the I-4 project study area and a review of best available information, this site received the following risk rating:

Risk Rating: LOW

Site: No. 41
Site Name: Circle K/Shell Gas Station #2707550
Address: 2210 North Park Road
Plant City, FL 33566
Facility I.D.: 8839704
Description: This retail gasoline station is located in the southeast quadrant of the I-4/N. Park Road (SR 553), interchange approximately 400 feet south of the I-4 project study area. The Hillsborough County Property Appraiser records show that Donald K. and Mary E. Stine own the property.

According to the Site Manager Summary Report, a DRF was submitted in July 1994 in response to dissolved hydrocarbons discovered by analytical results of groundwater sample collected from an observation well. Initiated in August 1994, the assessment was completed in April 1995. A second DRF was submitted in March 1997 in response to contamination discovered by liquid detectors. Old product was found in two wells, sheen in a third well and “new” looking product in a fourth well. Based on the information provided (no indication that the discharge was not the same contamination discovered in July 1994), no additional cleanup was required. A Site Assessment General Report was deemed incomplete in January 2002; however, a Well Abandonment Report was approved in December 2002, and the discharge was granted NFA status.

The Petroleum Cleanup Site Inspection Form, April 2015, states that the monitoring wells have been covered with asphalt; the site

has an active UST system for retail fuel operations. Support documentation is included in Appendix B.

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. However, based on the proximity of this site to the project study area and a history of known contamination, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 42
Site Name: Stingray Chevrolet-(formerly EDR 6, Focus Map 2)
Address: 2002 N. Frontage Road
Plant City, FL 33566
Facility I.D.: No. 9810970
Tier 2 ID: 4515457

Description: This automobile dealership is located in the northeast quadrant of the I-4/Park Road interchange. The Hillsborough County Property Appraiser records show that Stingray Chevrolet, LLC owns the property. The 1998 aerials show this site was vacant acreage, and by 2004, the facility was fully constructed and operational.

According to the EDR, this facility is included in Florida's Tier 2 reporting system. Various identification numbers were provided in the EDR; however, most of the data is incomplete and does not provide information regarding their chemical inventory. This facility was not found in U.S. EPA ECHO TRI database.

Four ASTs, all installed in June 2004, are in service. One 10,000-gallon AST contains unleaded gas, one 2,000-gallon AST contains waste oil, one 2,000-gallon AST contains new/lube oil, and one 800-gallon AST contains a miscellaneous petroleum-based product. Although all four tanks have secondary containment with overfill/spill and monitoring protection measures in place, this facility has had numerous major and minor violations associated with those practices, including areas of secondary containment that needed to be resealed (see Appendix D). An inspection comments stated that "a spill bucket noted on a new oil and mistakenly installed on used oil tank."

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. Based on the proximity of this site to the project study area and a history of major and minor violations, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 43
Site Name: Covenant Bible Church - (EDR 16, Focus Map 3)
Address: 3116 N. Frontage Road
Plant City, FL 33565
Facility I.D.: No. FLR10MC79
NPDES: No. S112207199

Description: This church is located approximately 250 feet north of the project study area. The Hillsborough County Property Appraiser records show that Covenant Bible Church, Inc. owns the property.

This facility was issued a generic NPDES permit (stormwater construction) on October 21, 2012, for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place. The permit expires on October 20, 2017. According to the U.S. EPA ECHO database, this facility has not had any compliance violations for the last 12 quarters (October 1, 2011 through September 30, 2014). During a site visit in January 2015, project team members noted a mound of dirt located approximately 600 feet north of I-4.

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. Based on the general groundwater flow direction away from the project study area and a review of best available information, this site received the following risk rating:

Risk Rating: LOW

Site: No. 44
Site Name: Mobil (formerly Citgo) Speedlane Express (EDR 35, Focus Map 15)
Address: 501 N. County Line Road
Plant City, FL 33566

Facility I.D.: No. 9806118

Description: This retail gas station is located south of I-4 at the South Frontage Road and North County Line Road intersection. The Hillsborough County Property Appraiser records show MTC Petroleum Group LLC owns the property.

Two 20,000-gallon USTs containing unleaded gas and vehicular diesel installed in January 2003 are in service. Although both tanks have secondary containment with overflow/spill and monitoring protection measures in place, this facility has numerous major and minor violations associated with these practices, including a component that has or could cause a discharge or release had not been repaired, a UST line leak detector could not detect a discharge (not tested annually) and a UST not providing overflow protection.

The alarm history report (2010) indicated that the unleaded and diesel alarms had sounded, but INFs had not been submitted. An Annual Compliance Inspection report in March 2014 found the facility to be "major out of compliance" (see Appendix D).

It is anticipated that ROW would not be required from this property as part of the proposed improvements. However, based on the proximity of the site to the project study area, the facility having a history of major and minor compliance violations and a typical northerly groundwater flow towards the project study area, this site received the following risk rating:

Risk Rating: MEDIUM

Site: No. 45
Site Name: Shell - Circle K #2707554 - (EDR 29, Focus Map 4)
Address: 850 County Line Road
Lakeland, FL 33815
Facility I.D.: No. 9801925

Description: This retail gas station is located in the southeast quadrant of I-4 and County Line Road, approximately 1,000 feet south of the project study area. The Polk County Property Appraiser records show that Stine Family Partnership LTD owns this property.

Two 15,000-gallon USTs containing unleaded gas were installed in July 1999. Although both tanks have secondary containment with overflow/spill and monitoring protection measures in place, this facility has numerous major and minor violations associated with these practices.

The Polk County Health Department stated in a letter dated May 2007 that the facility was in “minor out of compliance” due to records not being available for the period prior to November 16, 2006; Circle K purchased the facility in November 2006. A Storage Tank Facility Closure Site Inspection Report (January 2013) found the site to be in compliance. Site visit comments stated that a spill bucket closure inspection was performed. “1 Regular SW OPW 2100 Series spill bucket that failed hydrostatic test on 1/25/13” was removed. Environmental assessment for incident investigation was also conducted at this time. All OVA readings were <1 ppm. No odor or staining was noted. A Spill Bucket Closure Assessment dated February 22, 2013 documented the results of the visual inspection and soil assessment associated with the replacement of the regular spill containment bucket. Based on the results, no further assessment was recommended (see Appendix D).

It is anticipated that ROW would not be required from this property as part of the proposed I-4 improvements. Based on the approximate distance (1,000 feet) of this site to the project study area, results of the spill bucket closure assessment and best available information, this site received the following risk rating:

Risk Rating: LOW

6.0 SUMMARY OF FINDINGS AND RECOMMENDATIONS

Forty-five sites within the I-4 project limits were identified as having known or with the potential to contain environmental contamination, hazardous materials and/or other regulated substances. Of these, 1 site was assigned a risk rating of NO, 14 sites were rated LOW, 25 sites were rated MEDIUM, and 5 sites were rated HIGH. A summary listing of these sites is provided in Table 6-1.

Table 6-1. Contamination Screening Report Summary and Recommendations

Site I.D. No.	Site Name	Risk Rating	Summary of Findings
1	Tampa Bay Truck Center	Medium	There are some (i.e., two or three) reported USTs/ASTs associated with this property but the locations and status is not known nor is there any visible evidence of them from aerial photos. Some fuel spills have been reported at this location, but there is no indications of widespread soil and/or groundwater contamination.
2	Convergys	Low	The TRI data for this site is incomplete and does not provide information regarding their chemical inventory.
3	Sunoco Gas Station	Medium	Facility contains two 20,000-gallon USTs containing unleaded gas and vehicular diesel.
4	BP Gas Station	Medium	Site contains USTs with reported management violations and in close proximity to I-4 project.
5	Nat. Semi-Trailer Corp.	Low	There are no known reported USTs/ASTs associated with this property nor is there visible evidence of them from aerial photos.
6	Florida Chemical Supply	Low	There are also no known reported USTs/ASTs associated with this property
7	Tampa Diesel	Low	This facility previously contained small USTs.
8	Chevron Gas Station	Medium	The facility's has known soil/groundwater contamination and is undergoing assessment and monitoring.
9	BP Fairgrounds Gas Station	Medium	Site contains USTs with reported management violations and potential leaks.
10	Stepp's Towing Service Tampa	Medium	History of UST management violations and close proximity to I-4 project.
11	Unknown Business	Low	There is no visible evidence of USTs/ASTs on this site from aerial photos but has past reports of junk storage areas.
12	Independence Recycling of Florida	Low	A solid waste recycling facility but a database search did not reveal the presence of AST or USTs onsite and there are no known incidents of reported contamination.

I-4 Project Development and Environment (PD&E) Study
From East of 50th Street to the Polk Parkway
Draft Contamination Screening Evaluation Report

Site I.D. No.	Site Name	Risk Rating	Summary of Findings
13	Lazy Days RV Center	Medium	Site contains USTs with reported management violations; ROW is required.
14	Flying J Travel Plaza	Medium	Facility contains several former and existing USTs with history of compliance violations and known contamination.
15	Circle K/Shell	Medium	Facility contains several former and existing USTs with history of compliance violations and known contamination.
16	Travel Centers of America	Medium	History of UST management violations and close proximity to I-4 project.
17	Gator Ford	Medium	Potential to contain USTs/ASTs but a search in the FDEP OCULUS data management system did not find UST or AST registrations; ROW is required.
18	Taylor Road Landfill	High	Closed landfill is an active U.S. EPA Superfund Clean-up Site with contaminated plumes in close proximity to project corridor.
19	Raceway Gas Station	Medium	Three former USTs have been removed and several spills have been reported at this location but there is no indications of widespread soil and/or groundwater contamination.
20	BP Gas Station	Medium	Four former USTs have been removed and several spills have been reported at this location but there is no indication of widespread soil and/or groundwater contamination.
21	7-11 Store & Gas Station	Medium	Contains former and existing USTs with reports of past soil/groundwater contamination.
22	Camping World	No	Identified in regulatory agency databases but a site visit in January 2015 did not reveal the presence of AST/USTs onsite and there are no known incidents of reported contamination.
23	Camping World	Low	Identified in regulatory agency databases but a site visit in January 2015 did not reveal the presence of AST/USTs onsite and there are no known incidents of reported contamination.
24	Griffin-Hall Farm	Medium	Facility reportedly contains USTs (1988).
25	Citgo -Quik Mart	High	Facility reportedly contains existing and former USTs with history of compliance violations or contamination.
26	Circle K/Shell Gas Station	Medium	Facility reportedly contains existing USTs with history of compliance violations.
27	Marathon Gas Station	Medium	Facility reportedly contains existing and former USTs with history of compliance violations, documented contamination and remediation activities, ongoing post-remediation sampling activities.

I-4 Project Development and Environment (PD&E) Study
From East of 50th Street to the Polk Parkway
Draft Contamination Screening Evaluation Report

Site I.D. No.	Site Name	Risk Rating	Summary of Findings
28	Hawk-Griffin Road Landfill	Medium	A former solid waste landfill with debris located close to the I-4 corridor.
29	Plant City Wawa Gas Station	Low	Facility reportedly contains existing USTs and the Storage Tank Facility Installation Site Inspection Report (June 2014) found the facility to be in compliance.
30	Race Trac Gas Station	Medium	Facility reportedly contains existing USTs with history of compliance violations.
31	Shell Oil Gas Station	Medium	Facility reportedly contains existing USTs with history of compliance violations.
32	Abandoned Gas Station	High	Former site of a gas station with known contamination.
33	BP Gas Station	Medium	Facility reportedly contains existing USTs with history of compliance violations.
34	Americold	Low	A 2,000-gallon spill of anhydrous ammonia was reported in October 2010 at this site but the incident status is "closed."
35	Knights Inn	High	Former site of a gas station with known contamination, and ongoing contamination investigations.
36	Gulf Coast Turf and Tractor	Low	This facility is registered as a SQG of hazardous wastes but has not had any compliance violations.
37	Reddy Ice	Low	This facility is reported to contain regulated chemicals but has not had any compliance violations.
38	Linder Industrial Machinery Co.	Medium	Facility reportedly contains existing USTs with history of compliance violations.
39	Shell Gas Station	High	Facility reportedly contains existing USTs with history of compliance violations and discharges.
40	Vacant Property	Low	Identified in regulatory agency databases but a site visit in January 2015 did not reveal the presence of AST/USTs onsite and there are no known incidents of reported contamination.
41	Circle K/Shell	Medium	DRFs were submitted in 1994 and 1997 in response to contamination discovered by liquid detectors.
42	Stingray Chevrolet	Medium	Facility reportedly contains existing USTs with history of compliance violations.
43	Covenant Bible Church	Low	Identified in regulatory agency databases but a site visit in January 2015 did not reveal the presence of AST/USTs onsite and there are no known incidents of reported contamination.
44	Mobil Speedlane Gas Station	Medium	Facility reportedly contains existing USTs with history of compliance violations.

Site I.D. No.	Site Name	Risk Rating	Summary of Findings
45	Circle K/Shell Gas Station	Low	Facility reportedly contains existing USTs with history of compliance violations.

The MEDIUM- and HIGH-rated sites are likely to be further evaluated through the performance of a Level 2 Contamination Assessment during the final design of the I-4 project. The contamination assessment would be conducted to the degree necessary to determine the presence or absence of environmental contamination and, if it is present, the levels of contamination, clean-up options and the associated costs, if necessary. This action will help to resolve/mitigate potential impacts on construction activities during excavation and/or dewatering in these areas, as appropriate.

If the results of the follow-up testing indicate no evidence of soil or groundwater contamination, the risk rating of a site would be revised downward but if further information supports these early findings, some sites could remain rated as having a MEDIUM or HIGH potential, even if field-testing did not reveal the presence of contamination.