

**CONTAMINATION SCREENING
EVALUATION REPORT**

**State Road (SR) 16 from International Golf Parkway (IGP) to I-95 (SR 9)
St. Johns County, Florida**

Financial Project Identification (FPID) No: 210447-5-32-01

PREPARED FOR:

Florida Department of Transportation (FDOT), District 2
1109 South Marion Avenue
Lake City, Florida 32025

and


RS&H
10748 Deerwood Park Blvd South
Jacksonville, Florida 32256

PREPARED BY:

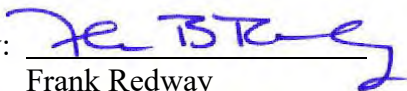
Aerostar SES LLC
3550 St. Johns Bluff Road South
Jacksonville, Florida 32224
(904) 565-2820

ASL Project No.: M3010.1480.0022.16

July 15, 2024

Prepared by: 
Kevin Ashman, P.G.
Geologist

Date: July 15, 2024

Reviewed by: 
Frank Redway
Senior Program Manager

Date: July 15, 2024

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by FDOT pursuant to 23 U.S.C. § 327 and a Memorandum of Understanding dated May 26, 2022, and executed by Federal Highway Administration (FHWA) and FDOT.

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List of Acronyms and Abbreviations

| | |
|----------|--|
| ASL | Aerostar SES LLC |
| APLUS | Aerial Photo Look Up System |
| AST | Aboveground Storage Tank |
| ATRP | Abandoned Tank Restoration Program |
| BLS | Below Land Surface |
| BTEX | Benzene, Toluene, Ethylbenzene, and Total Xylenes |
| CAR | Contamination Assessment Report |
| CERCLA | Comprehensive Environmental Response, Compensation, and Liability Act |
| CERCLIS | Comprehensive Environmental Response Compensation and Liability Information System |
| CESQG | Conditionally-Exempt Small Quantity Generator |
| CORRACTS | RCRA Corrective Action |
| CR | County Road |
| CSE | Contamination Screening Evaluation |
| EDI | Early Detection Incentive |
| EDR | Environmental Data Resources, Inc. |
| FDEP | Florida Department of Environmental Protection |
| FDOT | Florida Department of Transportation |
| FHWA | Federal Highway Administration |
| FPID | Financial Project Identification |
| GCTL | Groundwater Cleanup Target Level |
| IC/EC | Institutional/Engineering Control |
| IGP | International Golf Parkway |
| LUST | Leaking Underground Storage Tank |
| MDL | Method Detection Limits |
| NA | Not Applicable/Not Available |
| NFRAP | No Further Remedial Action Planned |
| NPL | National Priority List |
| NRCS | Natural Resources Conservation Service |
| OCULUS | FDEP's Document Management System |
| PAHs | Polycyclic Aromatic Hydrocarbons |
| PALMM | Publication of Archival, Library & Museum Materials |
| PARM | Post Active Remediation Monitoring |
| PD&E | Project Development and Environment |
| PRC | Property Record Card |
| RCRA | Resource Conservation and Recovery Act |
| RCRAGN | RCRA Generator |
| RE# | Real Estate Number |
| ROW | Right-of-Way |
| SCTL | Soil Cleanup Target Level |
| SEMS | Superfund Enterprise Management System |
| SJCPAO | St. Johns County Property Appraiser's Office |
| SQG | Small Quantity Generator |
| SR | State Road |
| SRCO | Site Rehabilitation Completion Order |
| STCM | Storage Tank Contaminated Facility |
| SVOC | Semi-volatile Organic Compounds |
| SWF/LF | Solid Waste Facility/Landfill |
| TRPH | Total Recoverable Petroleum Hydrocarbons |
| TCAR | Tank Closure Assessment Report |
| TDS | Total Dissolved Solids |
| TSD | Treatment, Storage, and Disposal |
| ug/L | Micrograms Per Liter |
| USGS | United States Geological Survey |
| UST | Underground Storage Tank |
| VCP | Voluntary Cleanup Program |
| VOA | Volatile Organic Aromatics |
| VOC | Volatile Organic Compounds |

VOH
VSQG

Volatile Organic Halocarbons
Very Small Quantity Generator

Executive Summary

The purpose of this study was to conduct a Level 1 Contamination Screening Evaluation (CSE) along SR 16 from International Golf Parkway (IGP) to I-95 (SR 9) in St. Johns County, Florida, hereafter referred to as the subject corridor. The purpose of this project is to improve traffic mobility, reduce congestion, and address safety on SR 16 from IGP to I-95.

The Level 1 CSE was conducted to identify potentially contaminated sites located along the subject corridor that may adversely impact the proposed construction activities. This investigation was completed and the report was prepared in accordance with the FDOT Project Development and Environment (PD&E) Manual, Part 2, Chapter 20, dated July 1, 2023.

The subject corridor is approximately 5.9 miles in length. Properties located along the subject corridor primarily consist of commercial and/or residential properties near the eastern and western terminus of the subject corridor. The remainder of the subject corridor primarily consists of residential properties, cattle pasture, and undeveloped, wooded and grassy land.

A total of 19 sites were identified as having the potential to impact the subject corridor from hazardous substance and/or petroleum contamination. In addition, 14 proposed pond sites, 3 preferred pond sites, and 1 floodplain compensation area were also evaluated. These sites were evaluated and rated either “No,” “Low,” “Medium,” or “High” potential for petroleum or hazardous substance contamination.

One (1) of the sites, eight (8) of the proposed pond sites, two (2) of the preferred pond sites, and the floodplain compensation area were rated “No.” Nine (9) of the sites and two (2) of the proposed pond sites were rated “Low.” Seven (7) of the sites, four (4) of the proposed pond sites, and one (1) of the preferred pond sites were rated “Medium” for having a potential to impact the subject corridor from petroleum and/or hazardous substance contamination. Two (2) of the sites and none of the proposed pond sites were rated “High” for having a greater potential to impact the subject corridor from petroleum and/or hazardous substance contamination. Depending on the proposed construction activities, these sites may warrant additional investigation. Specific recommendations for further assessment should be evaluated along with any proposed right-of-way (ROW) acquisition and/or construction activities.

1.0 Introduction

Aerostar SES LLC (ASL) was contracted by RS&H to conduct a Level 1 CSE along SR 16 from IGP to I-95 in St. Johns County, Florida, hereafter referred to as the subject corridor. The purpose of this project is to improve traffic mobility, reduce congestion, and address safety on SR 16 from IGP to I-95. The project is needed to address traffic congestion and safety concerns. A secondary need for the project is to accommodate planned developments.

A Project Location map is included as Figure 1. Potential Contaminated Sites maps are included as Figures 2-1 through 2-6. Land Use maps are included as Figures 3-1 through 3-6. Site Ranking maps are included as Figures 4-1 through 4-6.

The CSE was performed to identify environmental conditions associated with the subject corridor and determine the potential for encountering contamination within the proposed construction area. This section of the report describes the scope of work completed in conducting the CSE and also presents any limitations associated with our findings.

1.1 Scope of Services

ASL was to identify, evaluate, and prepare recommendations concerning potential project contamination problems within and/or adjacent to the subject corridor's proposed ROW in accordance with Part 2, Chapter 20, of the PD&E Manual, dated July 1, 2023.

The assessment consisted of three tasks: review background information, conduct a property assessment, and prepare the CSE report documenting the findings with appropriate recommendations. Specifically, ASL's CSE consisted of the following steps:

- Visited the subject corridor, made observations, obtained photographic documentation of the sites (Appendix A), and interviewed regulatory personnel (as needed). The interviews and site inspections were conducted whenever possible to identify past or current materials handling and operating practices that could result in potential impact due to petroleum product or hazardous substance contamination.
- Performed a review of readily available aerial photographs (Appendix B), city directories, and/or Sanborn maps to identify past uses of the corridor and adjoining properties.
- Performed a review of federal, state, tribal, and local environmental agency databases to identify potential on-site and off-site environmental concerns. Copies of the environmental database reports are included in Appendix C.
- Conducted file reviews, as needed, at the local regulatory department and/or the Florida Department of Environmental Protection (FDEP). Copies of applicable regulatory information are included in Appendix D.

1.2 Project Description

The US 19 PD&E Study involves a 5.9-mile segment of SR 16 from IGP to I-95 in St. Johns County, Florida. Within the study limits, SR 16 is functionally classified as a rural principal arterial-other. Between IGP and the St. Augustine Outlet Mall, approximately 5.1 miles, SR 16 is a two-lane undivided roadway with sporadic left turn lanes and no pedestrian or bicycle features. From the St. Augustine Outlet Mall to I-95, approximately 0.8 miles, SR 16 is a four-lane divided roadway with a sidewalk located on the north side of the road for approximately 0.5 miles, from the southern entrance of the St. Augustine Outlet Mall to I-95.

This study will evaluate widening the existing two-lane rural roadway to a four-lane divided urban roadway. In addition, multi-modal transportation improvements including continuous bicycle and pedestrian facilities will be evaluated. SR 16 has one existing bridge (Bridge number 780064) over Turnbull Creek; the structural integrity and functionality of this bridge will be evaluated by FDOT.

1.3 Alternative Alignments

SR 16 is divided into two segments:

- Segment 1: IGP to the St. Augustine Outlet Mall, and
- Segment 2: St. Augustine Outlet Mall to I-95.

St. Johns County is upgrading the portion of SR 16 between IGP and the proposed County Road (CR) 2209, approximately 0.75 miles. The proposed improvements described below will tie into the County's project.

The proposed typical section for Segment 1 features a four-lane divided high-speed arterial with curb and gutter. The roadway consists of two 12-foot lanes in each direction with a 4-foot paved inside shoulder and a 6.5-foot paved outside shoulder. The opposing lanes are divided by a 33.5-foot raised grassed median (including the inside shoulder width). A 12-foot-wide shared use path is proposed on both sides of SR 16. The proposed design speed is 55 miles per hour. The existing right-of-way is approximately 200 feet and no additional right-of-way is required to accommodate the proposed typical section.

SR 16 is currently a two-lane undivided roadway which would be classified as non-restrictive, meaning there are no median openings. Upgrading Segment 1 to a 4-lane divided facility will require the implementation of access management. The proposed access management classification is Class 3, which states directional median openings can be spaced at 1,320 feet and full median openings or signals may be spaced every 2,640 feet.

Segment 2 is already four lanes in the existing condition and no additional capacity is recommended within this segment. The shared use paths from Segment 1 will be extended and tie into the existing sidewalk. Safety and operational improvements are being evaluated within this segment of SR 16.

1.4 Previous Reports

No previous reports were provided to ASL for review.

1.5 Limitations

ASL's assessment represents a review of certain information relating to the subject corridor that was obtained by methods described in Section 1.1 and did not include sampling or other monitoring activities at the property. While ASL has used reasonable care to avoid reliance upon data and information that is inaccurate, ASL is not able to verify the accuracy or completeness of all data and information available during the investigation and some of those conclusions would be different if the information upon which they are based is determined to be false, inaccurate or incomplete.

ASL makes no legal representations whatsoever concerning any matter including, but not limited to, ownership of any property or the interpretation of any law. ASL further disclaims any obligations to update the report for events taking place after the time during which the assessment was conducted.

This report is not a comprehensive site characterization and should not be construed as such. The opinions presented in this report are based upon the findings derived from a site reconnaissance, a limited review of specified regulatory records and historical sources, and comments made by the interviewees.

CSEs, by their very nature, are limited. ASL has endeavored to meet what it believes is the applicable standard of care, and in doing so, is obliged to advise the Clients of CSE limitations. ASL believes that providing information about limitations is essential to help the Clients identify and thereby manage its risks. Through additional research, these risks can be mitigated - but they cannot be eliminated. ASL will, upon request, advise the Clients of the additional research opportunities available, their impact, and their cost.

Along with all of the limitations set forth, the accuracy and completeness of this report is necessarily limited by physical obstructions to observations. While a ground reconnaissance was conducted where possible, private property at most of the parcels along the subject corridor prevented a complete visual inspection.

2.0 Investigative Methodology

This investigation was conducted in order to evaluate the potential for petroleum product or hazardous substance contamination at properties located within and adjacent to the subject corridor. An environmental specialist inspected the sites along the subject corridor; however, visual inspections were limited by legal access to private properties. Each individual parcel was not accessed as part of this investigation. Historical information including aerial photographs, maps, documents, and city directories were reviewed when available to determine the historical usage of the subject corridor and surrounding properties. Federal, state, tribal, and local environmental agency data were reviewed to determine if the potential for environmental conditions exist at or in the immediate vicinity of the subject corridor. The proximity of the subject area to items such as aboveground/underground storage tanks (ASTs/USTs), hazardous waste facilities, landfills, or known contaminated sites can create the potential for hazardous environmental conditions to be present at the subject corridor. Based on the information gathered, each property was assigned a contamination evaluation rating, as defined in Part 2, Chapter 20, of the FDOT PD&E Manual.

2.1 Site Reconnaissance

During the month of October 2023, ASL inspected the subject corridor and adjacent properties. In April 2024, ASL inspected Preferred Pond Site 2C/Floodplain Compensation Area, Preferred Pond Site 3C, and Preferred Pond Site 4C. Local geologic and hydrogeologic conditions of the subject corridor and surrounding areas were observed and documented. The subject corridor and sites with potential for hazardous substance/petroleum contamination to the subject corridor were investigated for signs of adverse environmental impacts such as operations, housekeeping, stressed vegetation, or stained soils. All phases of the site inspection were documented. A limited site inspection was conducted by inspecting each site to document the presence of potential environmental concerns which may include on-going contamination or situations which could result in contamination. Potential Contaminated Sites maps are included as Figures 2-1 through 2-6.

2.2 Historical Review

Examination of aerial photography generally allows determination of the past uses of the subject corridor and adjacent properties. Identification of the previous usage of the land can provide an indication of the present-day environmental status of the subject corridor and its adjacent properties. Aerial photographs from 1942, 1952, 1960, 1971, 1980, 1993, 2005, 2014, and 2021 were reviewed to determine historical land use in the investigation area. Aerial photographs prior to 1942 were not available for review. Aerial photographs were obtained from the Publication of Archival, Library & Museum Materials (PALMM), the FDOT Aerial Photo Look Up System (APLUS), and ESRI. Topographic maps from the United States Geological Survey (USGS) were also reviewed. Historical aerial photographs and topographic maps are included in Appendix B.

City directories and Sanborn Fire Insurance Maps were reviewed to further identify past uses of the subject corridor's adjacent parcels. City directories published by Polk and Hill-Donnelly Corporation were reviewed at the St. Johns County Southeast Branch Public Library located in St.

Augustine, Florida, at a maximum of five-year intervals from 1990 to 2023. Sanborn Fire Insurance Maps did not provide coverage of the subject corridor. In addition, St. Johns County Property Appraiser's Office (SJCPAO) property record cards (PRCs) were reviewed for construction dates of structures located along the subject corridor.

Data obtained from the historical records reviewed indicated that the subject corridor was primarily wooded and/or grassy land from at least 1942 to at least 1952 with limited rural residential development. The area near the western terminus of the subject corridor was primarily developed with agriculture and/or cattle pasture between the 1960s and the 1990s and has undergone significant commercial and residential development since the 2000s. The area near the eastern terminus of the subject corridor was developed with agriculture in 1960 and has undergone significant commercial development since the 1970s. The remainder of the subject corridor has primarily been wooded and/or grassy land developed with rural residential properties and/or cattle pasture since the 1960s; however, this area has begun to see increasing residential development in the past few years.

2.3 Regulatory Review

According to Part 2, Chapter 20, of the PD&E Manual, dated July 1, 2023, the following search distances (contamination screening buffers) are recommended on FDOT projects:

- 500 feet from the proposed ROW line for petroleum, drycleaners, and other contaminated sites.
- 1,000 feet from the proposed ROW line for non-landfill solid waste sites (such as recycling facilities, transfer stations, and debris management areas).
- ½ mile from the proposed ROW line for Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA); National Priorities List (NPL) Superfund sites; or Landfill sites.

ASL contracted Environmental Data Resources, Inc. (EDR), to perform the environmental database report. Environmental agency information was found concerning the subject corridor through the database search and regulatory file reviews conducted as part of this investigation. A copy of the regulatory database report is included in Appendix C. Additional supporting regulatory documentation is provided in Appendix D. The following state and federal sources listed in Table 1 were consulted during this record review:

| TABLE 1 | |
|--|-----------|
| Minimum Search Distances of Regulatory Databases | |
| Federal NPL Site List | 0.5 mile |
| Federal delisted NPL Site List | 0.5 mile |
| Federal SEMS (Superfund Enterprise Management System) (former CERCLIS List) | 0.5 mile |
| Federal SEMS-ARCHIVE (former CERCLIS NFRAP Facilities List) | 0.5 mile |
| Federal RCRA (Resource Conservation and Recovery Act) CORRACTS TSD (Treatment, Storage, and Disposal) Facilities | 0.25 mile |
| Federal RCRA Non-CORRACTS TSD Facilities | 0.25 mile |

| TABLE 1 Minimum Search Distances of Regulatory Databases | |
|---|-----------------------|
| Federal RCRA Generators Lists (RCRAGN) | 0.25 mile |
| Federal institutional/engineering control (IC/EC) registries | 0.25 mile |
| Federal ERNS List (Emergency Response Notification System) | Subject corridor only |
| State and Tribal Equivalent NPL Lists | 0.5 mile |
| State and Tribal Equivalent CERCLIS | 0.5 mile |
| State and Tribal Landfill and/or Solid Waste Disposal Site Lists (SWF/LF) | 0.5 mile |
| State and Tribal leaking storage tank lists (LUST) | 0.25 mile |
| State and Tribal registered storage tank lists (AST/UST) | 0.25 mile |
| State and Tribal IC/EC registries | 0.25 mile |
| State and Tribal voluntary cleanup program (VCP) sites | 0.25 mile |
| State and Tribal Brownfield sites | 0.25 mile |
| Dry cleaner facilities | 0.25 mile |
| Cattle dipping vats | 0.25 mile |

2.4 Interviews

Interviews were conducted, as needed, either in person, by telephone, or by email with individuals that provided information pertaining to the environmental status of the subject corridor. The interviewing process is most extensively used when additional information is needed to determine and verify details associated with an area of environmental concern (i.e., land use history, occurrence of hazardous substance spills, locations of storage tanks, etc.). For this investigation, interviews were conducted with regulatory officials, as needed, but not with individual site owners. ASL interviewed Ms. Susan Stephens, FDEP Public Records Request Liaison, regarding Site 14. According to Ms. Stephens, no additional files were available for review for Site 14.

2.5 Risk Rating

Each identified potential contamination site has been classified with a rating of either “No,” Low,” “Medium,” or “High” for the potential to impact the subject corridor as described in Part 2, Chapter 20, Section 20.2.2.4, of the FDOT PD&E Manual. These ratings are described as follows:

- No:** A review of available information on the property and a review of the conceptual or design plans indicates there is no potential contamination impact to the project. It is possible that contaminants have been handled on the property. However, findings from the Level I evaluation indicate that contamination impacts are not expected.
- Low:** A review of available information indicates that past or current activities on the property have an ongoing contamination issue; the site has a hazardous waste generator identification (ID) number, or the site stores, handles, or manufactures hazardous materials. However, based on the review of conceptual or design plans and/or findings from the Level I evaluation, it is not likely that there would be any contamination impacts to the project.

Medium: After a review of conceptual or design plans and findings from a Level I evaluation, a potential contamination impact to the project has been identified. If there is insufficient information (such as regulatory records or site historical documents) to make a determination as to the potential for contamination impact, and there is reasonable suspicion that contamination may exist, the property should be rated at least as a “Medium.” Properties used historically as gasoline stations and which have not been evaluated or assessed by regulatory agencies, sites with abandoned in place underground petroleum storage tanks or currently operating gasoline stations should receive this rating.

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

2.6 Land Use

The subject corridor is approximately 5.9 miles in length. Properties located along the subject corridor primarily consist of commercial and/or residential properties near the eastern and western terminus of the subject corridor. The remainder of the subject corridor primarily consists of residential properties, cattle pasture, and undeveloped, wooded and grassy land. Land Use maps are included as Figures 3-1 through 3-6.

3.0 Soils/Geology

3.1 Soils/Geology

The Natural Resources Conservation Service (NRCS) website was reviewed to identify native soil characteristics in the vicinity of the subject corridor. A *Custom Soil Resource Report for St. Johns County, Florida*, (Segments 1 and 2) is presented in Appendix E of this report. The primary soil types (approximately five percent of land or greater within the area of interest) occurring in the vicinity of the subject corridor and their associated depth to water information is provided in Table 2.

| TABLE 2 | |
|--|--|
| Soil Types and Depth to Water Table Information | |
| Soil Type | Depth to Water Table |
| Smyrna-Smyrna, wet, fine sand, 0 to 2 percent slopes | About 6 to 18 inches (non-hydric) About 0 to 6 inches (hydric) |
| Tocoi fine sand | About 6 to 18 inches (non-hydric) About 0 to 12 inches (hydric) |
| Holopaw fine sand | About 6 to 18 inches (non-hydric) About 0 to 12 inches (hydric) |
| EauGallie fine sand | About 6 to 18 inches (non-hydric) About 0 to 12 inches (hydric) |
| Floridana fine sand, 0 to 2 percent slopes | About 0 inches |

3.2 Hydrogeology

The three major components to the subsurface hydrogeology of northeastern Florida are the unconfined surficial aquifer system, the Floridan aquifer system, and the nearly impermeable sediments of the intermediate confining unit, which separates the two aquifer systems. The surficial aquifer system is present along the northeast coast of Florida and extends to the southwest coast, below Tampa Bay.

In northeastern Florida, the surficial aquifer system consists of, in ascending order: the upper Hawthorn Formation, which was deposited during the middle Miocene epoch; the upper Miocene or Pliocene deposits; and the Pleistocene and recent deposits. Sediments of Pleistocene and more recent epochs were deposited during the formation of marine terraces and beach ridges. The thicknesses of these deposits range from less than 10 feet in the St. Johns River Valley to approximately 100 feet in western Clay County. They consist of soil, muck, coarse to fine sand, shell and some clayey sand. The surficial sand yields small amounts of water while the sand and shell beds along the coast yield moderate quantities. The potentiometric surface of the shallow aquifer system generally follows the configuration of the land surface. High water levels occur after periods of heavy rainfall, and the lowest water levels occur after the drier periods of the year. Water levels may be as deep as 35 feet below land surface with a yearly water level fluctuation in wells of approximately two to five feet.

The intermediate confining unit consists primarily of sediments within the Hawthorn Formation. The Hawthorn Formation, deposited during the middle Miocene epoch, consists primarily of dark-gray to olive-green silty clay, clayey soil, and dry and sandy limestone, all containing moderate to large amounts of black phosphate sand, granules, and pebbles. Throughout most of northeast Florida, the clay and silty clay within the Hawthorn Formation serve as a confining layer or aquiclude that retards upward movement of water from the underlying artesian Floridan aquifer system as well as inhibiting downward movement of surficial aquifer waters. The Hawthorn Formation ranges in thickness from about 250 feet to as much as 500 feet.

In northeast Florida, the top of the Floridan aquifer system is approximately 250 to 600 feet below land surface and ranges from 1,500 to 2,400 feet in thickness. The Floridan is a confined, artesian aquifer throughout most of northeast Florida and is highly permeable. The Floridan aquifer system is the principal source of fresh water for northeast Florida, with the limestone and porous dolomite beds yielding very large quantities of water. Municipal wells range from 1,000 to 1,500 feet in depth and penetrate the Ocala Group, the Avon Park and the Lake City Limestones of Eocene age. These formations and the Suwannee Limestone Formation comprise the Floridan aquifer system.

4.0 Investigation Results

A total of 19 sites were identified as having the potential to impact the subject corridor from hazardous substance and/or petroleum contamination. In addition, 14 proposed pond sites, 3 preferred pond sites, and 1 floodplain compensation area were also evaluated. One (1) of the sites, eight (8) of the proposed pond sites, two (2) of the preferred pond sites, and the floodplain compensation area were rated “No.” Nine (9) of the sites and two (2) of the proposed pond sites were rated “Low.” Seven (7) of the sites, four (4) of the proposed pond sites, and one (1) of the preferred pond sites were rated “Medium” for having a potential to impact the subject corridor from petroleum and/or hazardous substance contamination. Two (2) of the sites and none of the proposed pond sites were rated “High” for having a greater potential to impact the subject corridor from petroleum and/or hazardous substance contamination.

A brief description of each site is provided below:

- Site 1 (Medium). Hortons Store/Walgreens – a registered RCRA/N, UST, LUST, and IC/EC facility; a former gas station.
- Site 2 (Low). Mill Creek Academy – a registered RCRA/N, AST, UST, and LUST facility.
- Site 3 (Low). CVS Pharmacy #0652 – a registered RCRA/N facility.
- Site 4 (Medium). 7-Eleven Store #42108 – a registered UST facility; a current gas station.
- Site 5 (Low). Publix Super Market #1729 – a registered AST facility.
- Site 6 (Low). Senior Living at the Greens – a registered AST facility.
- Site 7 (Low). Former Bellsouth Communications Tower – a suspected former AST facility.
- Site 8 (Low). Bellsouth Tel Inc. 3K099 – a registered AST facility.
- Site 9 (Low). Clyde E. Lassen State Veterans Nursing Home– a registered RCRA/N and AST facility.
- Site 10 (Low). Adventure Landing Station – a registered RCRA/N facility.
- Site 11 (Low). Flagler Cleaners – a former drycleaner facility.
- Site 12 (Medium). Racetrac #156 – a registered UST facility; a current gas station.
- Site 13 (Medium). Hustler’s of Hollywood – a registered RCRA/N facility; a suspected former auto repair facility.
- Site 14 (Medium). Days Inn – a registered UST facility; a former gas station.

- Site 15 (High). Texaco #24-110-0004/Pennzoil– a registered RCRA/N, UST, and LUST facility; a current auto maintenance facility; a former auto repair facility; a former gas and/or service station.
- Site 16 (High). Exxon Station/Cell Tower – a registered UST and LUST facility; an AST facility; a current gas station; a former gas and/or service station.
- Site 17 (Medium). Quality Inn Motel/Discount Tire – a registered UST and LUST facility; a former gas station.
- Site 18 (No). Cell/Radio Tower SR16 & I-95 – an AST facility.
- Site 19 (Medium). Former Suspected Agriculture Areas (ROW Only) – former agriculturally-developed areas located within the SR 16 project limits.
- Proposed Pond Site 1A (Medium) – predominantly grassy land partially developed with a residence and a vacant commercial property; formerly developed with agriculture.
- Proposed Pond Site 1B (Medium) – undeveloped, grassy land; formerly developed with agriculture.
- Proposed Pond Site 1C (Low) – undeveloped, wooded land.
- Proposed Pond Site 1D (Low) – undeveloped, wooded land.
- Proposed Pond Site 2A (No) – wooded and grassy land partially developed with a pond.
- Proposed Pond Site 2B (No) – undeveloped, wooded land.
- Preferred Pond Site 2C/Floodplain Compensation Area (No) – undeveloped, wooded and grassy land.
- Proposed Pond Site 3A (No) – cattle pasture.
- Proposed Pond Site 3B (No) – undeveloped, wooded land.
- Preferred Pond Site 3C (No) – undeveloped, wooded land.
- Proposed Pond Site 4A (No) – undeveloped, wooded land.
- Proposed Pond Site 4B (Medium) – undeveloped, grassy land; a small pond or low-lying land was filled in at the site.
- Preferred Pond Site 4C (Medium) – undeveloped, grassy land; a small pond or low-lying land was filled in at the site.

- Proposed Pond Site 5A (No) – undeveloped, grassy land.
- Proposed Pond Site 5B (Medium) – undeveloped, wooded and grassy land; a small pond was filled in at the site.
- Proposed Pond Site 6A (No) – undeveloped, wooded land.
- Proposed Pond Site 6B (No) – wooded and grassy land partially developed with a pond.

The following sites received a “Medium” risk evaluation rating:

- Site 1 Hortons Store/Walgreens, 5445 SR 16. A gas station occupied the site from at least the 1970s to the mid-2000s. The former USTs and dispensers were located adjacent to the north of the former commercial structure on the northeastern portion of the site. A discharge of unleaded gasoline was reported for the facility in 2002. The discharge was not eligible for state-assisted cleanup funding. Benzene, toluene, ethylbenzene, and total xylenes (BTEX) and/or naphthalene were noted above their respective GCTLs in groundwater samples collected from four monitor wells on the northeastern portion of the site during the most recent sampling event. The contaminant plume had reportedly been delineated and was decreasing in size. A Conditional SRCO, which restricted groundwater use at the property, was issued for the discharge in 2014. All of the monitor wells were properly abandoned in 2015.
- Site 4 7-Eleven Store #42108, 3735 IGP. A gas station has occupied the site since 2023. The USTs and dispensers are located on the western portion of the site. No known discharges have been reported at the site.
- Site 12 Racetrac #156, 2711 SR 16. A gas station has occupied the site since 2008. The USTs and dispensers are located on the eastern and northeastern portions of the site, respectively. Soils samples were collected from the vicinity of a cracked, torn, and corroded sump in May 2020 and January 2022. Petroleum-related contaminant concentrations were reportedly noted below their respective soil cleanup target levels (SCTLs). An approximate 100-gallon spill of diesel fuel was noted at the site in August 2022. Approximately 25-30 gallons of the release entered a storm drain. The release reportedly affected the soil and excavation was required; however, no assessments were available for review on OCULUS.
- Site 13 Hustler’s of Hollywood, 2575 SR 16. A motorcycle shop occupied the site from at least 2005 to at least 2014. No known discharges have been reported at the site.
- Site 14 Days Inn, 2560 SR 16. Motels/hotels have occupied the site since at least 1980. A gas station operated at the motel/hotel from 1972 to 1990. ASL suspects that the former tank pit and dispensers were located on the southwestern portion of the site. The USTs were reportedly removed from the site; however, a Tank

Closure Assessment Report (TCAR) was not available for review on OCULUS. No known discharges have been reported at the site.

- Site 17 Quality Inn Motel/Discount Tire, 2445-2453 (odd) SR 16. Motels/hotels have occupied the site since at least 1971; restaurants have occupied the site since at least 2000; and a tire maintenance facility has occupied the site since at least 2014. A gas station operated at the motel/hotel from at least 1971 to at least the 1980s. The USTs and dispensers were formerly located on the northwestern portion of the site. A discharge of a petroleum product was reported for the facility in 1991. The discharge was eligible for state-assisted cleanup funding in the Abandoned Tank Restoration Program (ATRP). An Site Rehabilitation Completion Order (SRCO) was issued for the discharge in 2006; however, benzene was noted slightly above its' present-day groundwater cleanup target level (GCTL) of 1 micrograms per liter (ug/L) at one sample location. Petroleum-related contamination was also noted adjacent to the north of Site 17 within the FDOT ROW in 2021 as part of the I-95 and SR 16 interchange project (FPID No. 434615-2-52-01).
- Site 19 Former Suspected Agriculture Areas (ROW Only), NA. Five areas located within the existing SR 16 ROW were agriculturally developed at some point in time between 1952 and 2005.
- Pond 1A Proposed Pond Site 1A, 4600-4610 (even) SR 16. The entire site, except for the southwestern portion, appeared to be agriculturally developed in 1952.
- Pond 1B Proposed Pond Site 1B, 4596 SR 16. The southwestern portion of the site appeared to be agriculturally developed in 1960.
- Pond 4B Proposed Pond Site 4B, NA. A small pond or low-lying area was visible on the eastern portion of the site from at least 1942 to at least 1980. The pond or low-lying area appeared to be filled in sometime between 1980 and 1993.
- Pond 4C Preferred Pond Site 4C, NA. A small pond or low-lying area was visible on the northeastern portion of the site from at least 1942 to at least 1980. The pond or low-lying area appeared to be filled in sometime between 1980 and 1993.
- Pond 5B Proposed Pond Site 5B, 3500 SR 16. A small pond was visible on the northwestern portion of the site in 2014. The pond appeared to be filled in sometime between 2014 and 2021.

The following sites received a "High" risk evaluation rating:

- Site 15 Texaco #24-110-0004/Pennzoil, 2500 SR 16. Various gas stations, service stations, and/or auto repair and maintenance facilities have occupied the site since at least 1971. Two USTs were formerly located on the central portion of the site, and the remaining USTs were formerly located on the western corner of

the site. The former dispensers were located on the southwestern portion of the site. Discharges of leaded gasoline and unleaded gasoline were reported for the facility in 1987, and a discharge of kerosene was reported for the facility in 1991. The 1987 discharges are eligible for state-assisted cleanup funding under the Early Detection Incentive (EDI) program, and the 1991 discharge is eligible for state-assisted cleanup funding under the ATRP. Petroleum-related contaminant concentrations were noted above their respective GCTLs in groundwater samples collected from the site and within the SR 16 ROW during the most recent sampling event. Assessment activities are ongoing. Historical groundwater assessment activities conducted in 1991 in the vicinity of the former 1,000-gallon UST included laboratory analyses for volatile organic halocarbons (VOHs). Solvent-related contaminant concentrations were noted below their respective laboratory method detection limits (MDLs). No other areas of the site appear to have been sampled for potential solvent-related contamination.

Site 16 Exxon Station/Cell Tower, 2450 SR 16. Various gas and/or service stations have occupied the site since the 1970s. The site has also been developed with a cell tower since at least 2005. The current tank pit and dispensers are located on the central portion of the site, and the former tank pits and/or dispensers were located on the central and/or southwestern portions of the site. Discharges of unleaded gasoline were reported for the facility in 1985 and 2017. The 1985 discharge is eligible for state-assisted cleanup funding under the EDI program, and the 2017 discharge is ineligible for state-assisted cleanup funding. The contaminant plume appears to have been delineated, but assessment activities are ongoing at the property. ASL suspects the historical operations at the site included auto repair in the former structure located on the northwestern portion of the site. Soil and/or groundwater samples collected from the site as part of previous assessments have not been analyzed for potential solvent-related impacts.

The results of the Level 1 CSE and site-specific information are summarized in Table 3.

5.0 Conclusions and Recommendations

This Level 1 CSE represents a preliminary inquiry and investigation of the properties along the subject corridor to determine the existence of contamination based on:

- apparent possible sources of contamination;
- apparent possible neighboring sources of contamination;
- review of regulatory information obtained from federal and state agencies; and
- review of available city directories, Sanborn Fire Insurance Maps, and aerial photographs.

Based on the information presented in this report, the remainder of this section discusses the conclusions of the assessment.

Known petroleum contamination has been noted within the existing SR 16 ROW in the vicinity of Site 15, and five areas of the SR 16 ROW were formerly developed with agriculture (Site 19). Multiple areas of known and/or potential contamination have also been identified within the vicinity of the subject corridor. Potential contaminated sites identified within the vicinity of the subject corridor included: gas stations, service stations, auto repair/maintenance facilities, drycleaners, hazardous waste generators, and AST and UST facilities. Petroleum- and/or solvent-related contaminants are associated with each of these facilities.

A total of nineteen (19) sites, fourteen (14) proposed pond sites, three (3) preferred pond sites, and one (1) floodplain compensation area were investigated. One (1) site, eight (8) proposed pond sites, two (2) preferred pond sites, and the floodplain compensation area received a “No” risk rating. Nine (9) sites and two (2) proposed pond sites received a “Low” risk rating. Seven (7) sites, four (4) proposed pond sites, and one (1) preferred pond site received a “Medium” risk rating. Two (2) sites and none of the proposed pond sites received a “High” risk rating. Further assessment in the vicinity of the sites that received a “Medium” or “High” risk rating should include soil and/or groundwater sampling if subsurface is work is proposed on, or adjacent to, the site. Impacts to construction are not anticipated at this time from the sites that received a “No” or “Low” risk rating.

Site-specific recommendations are summarized in Table 3. These rankings and recommendations are preliminary. Depending on the type of proposed construction in their vicinity, the sites may warrant additional environmental assessment. Specific recommendations for further assessment should be evaluated along with proposed ROW acquisition and/or construction activities.

SR 16 has one existing bridge (Bridge number 780064) over Turnbull Creek; the structural integrity and functionality of this bridge will be evaluated by FDOT. The bridge will also be inspected by FDOT for the presence of asbestos-containing materials if it is structurally altered or demolished as part of this project.

6.0 **References**

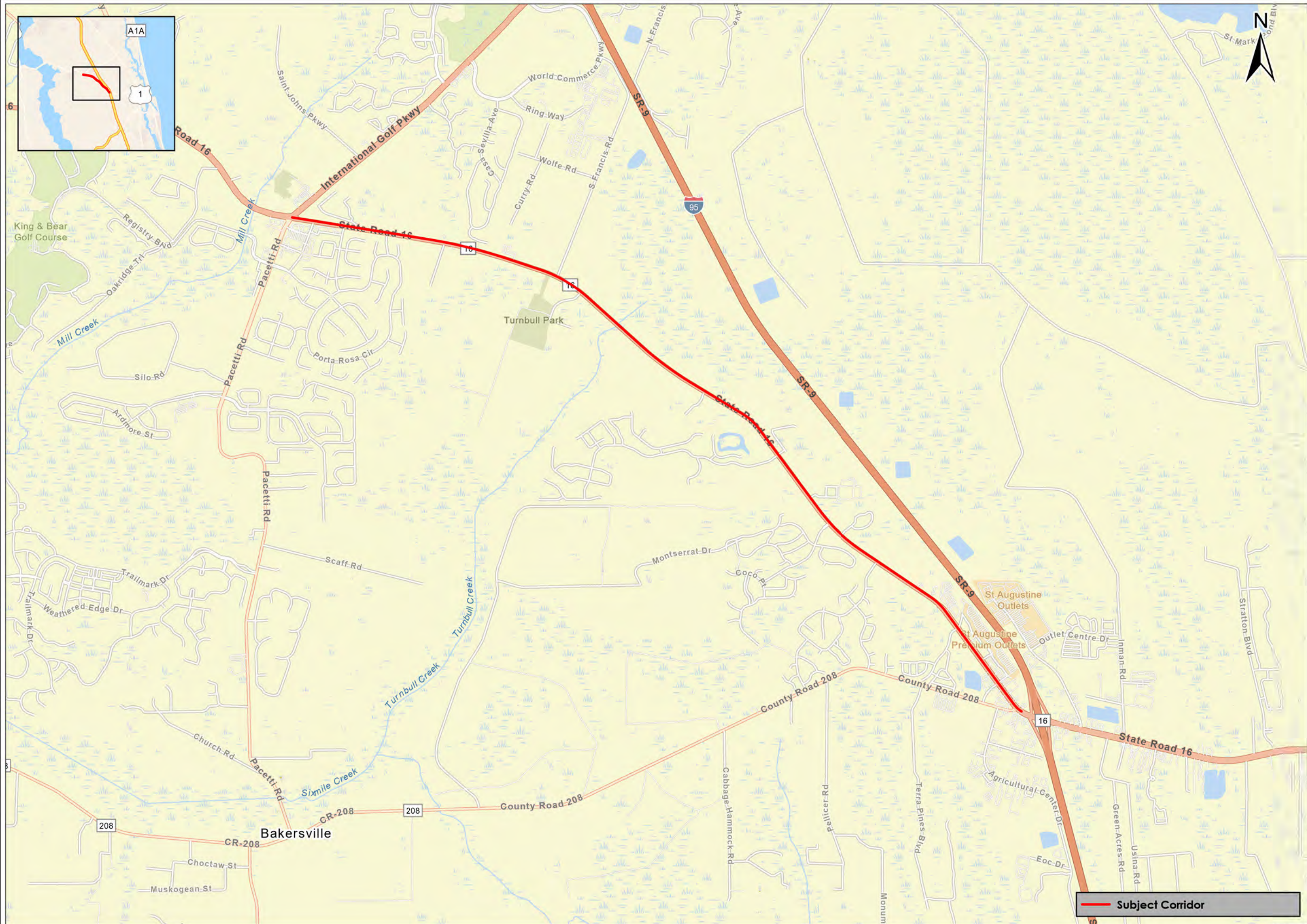
Custom Soil Resource Report for St. Johns County, Florida, NRCS Web Soil Survey.

EDR Area/Corridor Report, EDR, dated September 29, 2023.

USGS Topographic Map of “Bakersville, Florida,” dated 2021.

| <u>Website:</u> | <u>URL:</u> |
|---------------------------------|---|
| APLUS | https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/ |
| FDEP Cattle Dipping Vat List | https://floridadep.gov/waste/district-business-support/documents/cattle-dipping-vats-florida |
| FDEP Map Direct | https://ca.dep.state.fl.us/mapdirect/ |
| FDEP STCM Database | https://prodapps.dep.state.fl.us/www_stcm/reports/Stcm02 |
| NRCS Web Soil Survey | http://websoilsurvey.nrcs.usda.gov/app |
| OCULUS | https://depedms.dep.state.fl.us/Oculus/servlet/login |
| PALMM | https://ufdc.ufl.edu/collections/aerials |
| St. Johns County GIS Data Depot | https://www.sjcfl.us/GIS/DataDepot.aspx |
| SJCPAO | https://www.sjcpa.gov/ |
| USGS | https://www.usgs.gov |

FIGURES



Source(s): ESRI

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Project Location

SR 16 from International Golf Parkway to I-95 (SR 9)

St. Johns County, Florida

FPID No: 210447-5-32-01

015003000
Feet

Project No.: M3010.1480.0022.16

Drawn By: KA

Reviewed By: FR

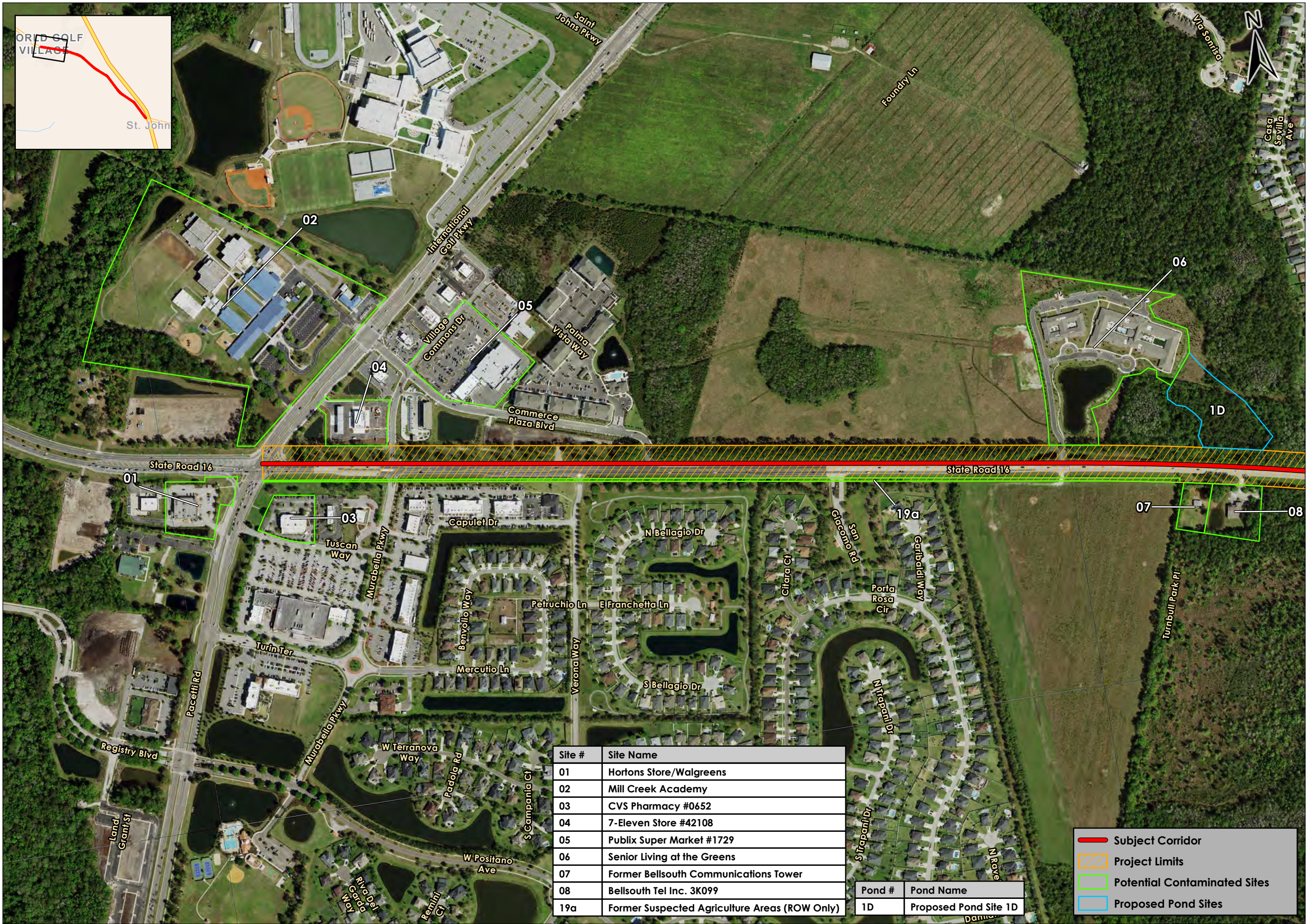
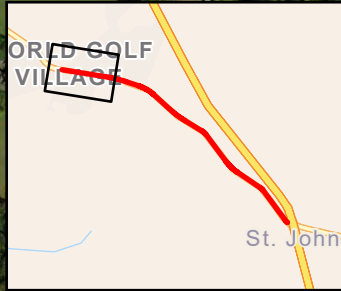
Approved By: FR

Date: Dec 2023

FIGURE
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1

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| Site # | Site Name |
|--------|---|
| 01 | Hortons Store/Walgreens |
| 02 | Mill Creek Academy |
| 03 | CVS Pharmacy #0652 |
| 04 | 7-Eleven Store #42108 |
| 05 | Publix Super Market #1729 |
| 06 | Senior Living at the Greens |
| 07 | Former BellSouth Communications Tower |
| 08 | BellSouth Tel Inc. 3K099 |
| 19a | Former Suspected Agriculture Areas (ROW Only) |

| Pond # | Pond Name |
|--------|-----------------------|
| 1D | Proposed Pond Site 1D |

- Subject Corridor
- Project Limits
- Potential Contaminated Sites
- Proposed Pond Sites

Potential Contaminated Sites

SR 16 from International Golf Parkway to I-95 (SR 9)

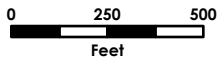
St. Johns County, Florida

FPID No: 210447-5-32-01



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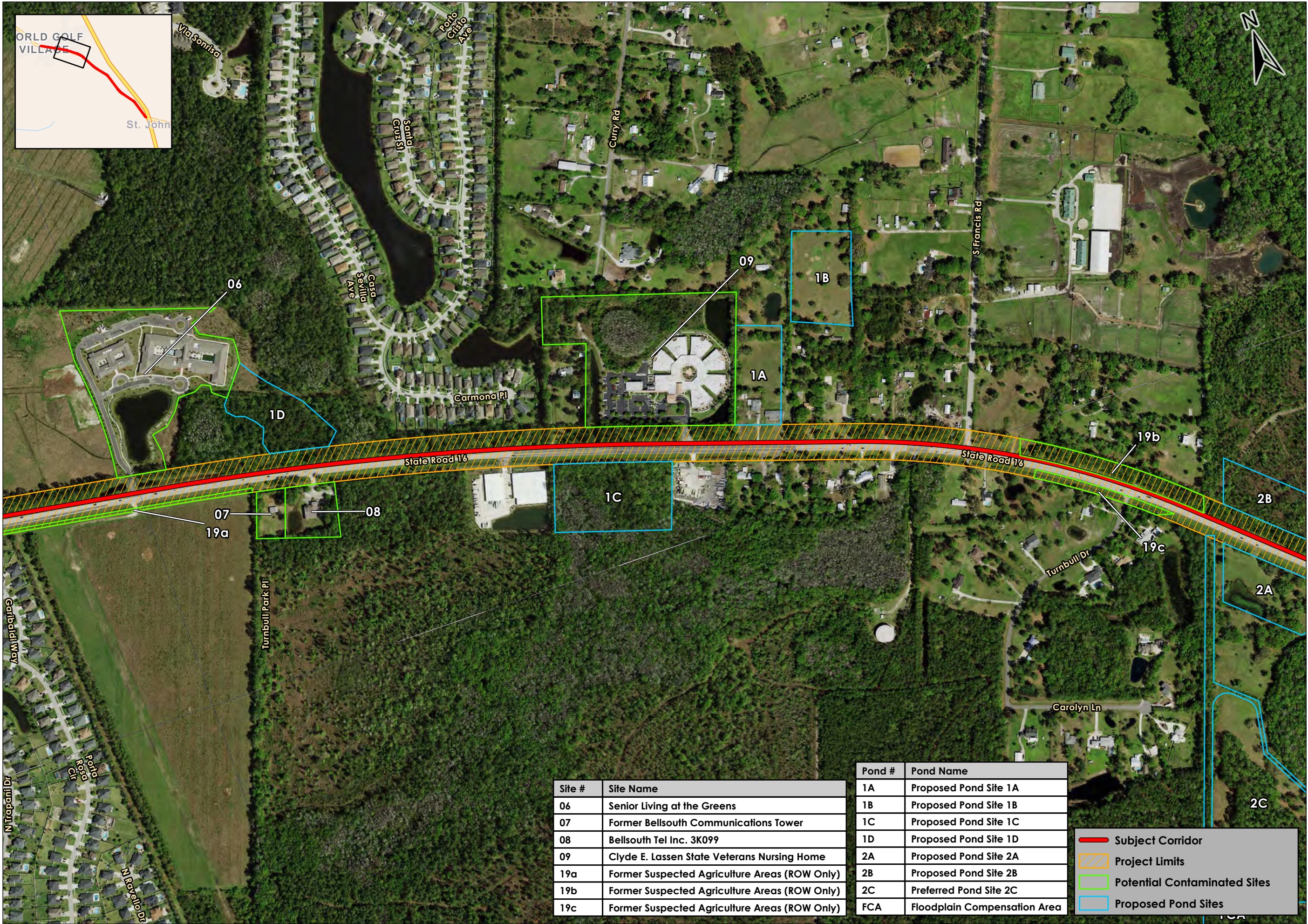
Source(s): APLUS, ESRI, and St. Johns County



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| Project No.: | M3010.1480.0022.16 |
| Drawn By: | KA |
| Reviewed By: | FR |
| Approved By: | FR |
| Date: | Jun 2024 |

FIGURE
NUMBER

2-1



| Site # | Site Name |
|--------|---|
| 06 | Senior Living at the Greens |
| 07 | Former Bellsouth Communications Tower |
| 08 | Bellsouth Tel Inc. 3K099 |
| 09 | Clyde E. Lassen State Veterans Nursing Home |
| 19a | Former Suspected Agriculture Areas (ROW Only) |
| 19b | Former Suspected Agriculture Areas (ROW Only) |
| 19c | Former Suspected Agriculture Areas (ROW Only) |

| Pond # | Pond Name |
|--------|------------------------------|
| 1A | Proposed Pond Site 1A |
| 1B | Proposed Pond Site 1B |
| 1C | Proposed Pond Site 1C |
| 1D | Proposed Pond Site 1D |
| 2A | Proposed Pond Site 2A |
| 2B | Proposed Pond Site 2B |
| 2C | Preferred Pond Site 2C |
| FCA | Floodplain Compensation Area |

- Subject Corridor
- Project Limits
- Potential Contaminated Sites
- Proposed Pond Sites

Potential Contaminated Sites

SR 16 from International Golf Parkway to I-95 (SR 9)
St. Johns County, Florida
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Source(s): APLUS, ESRI, and St. Johns County

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Project No.: M3010.1480.0022.16

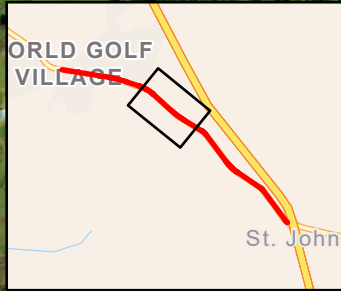
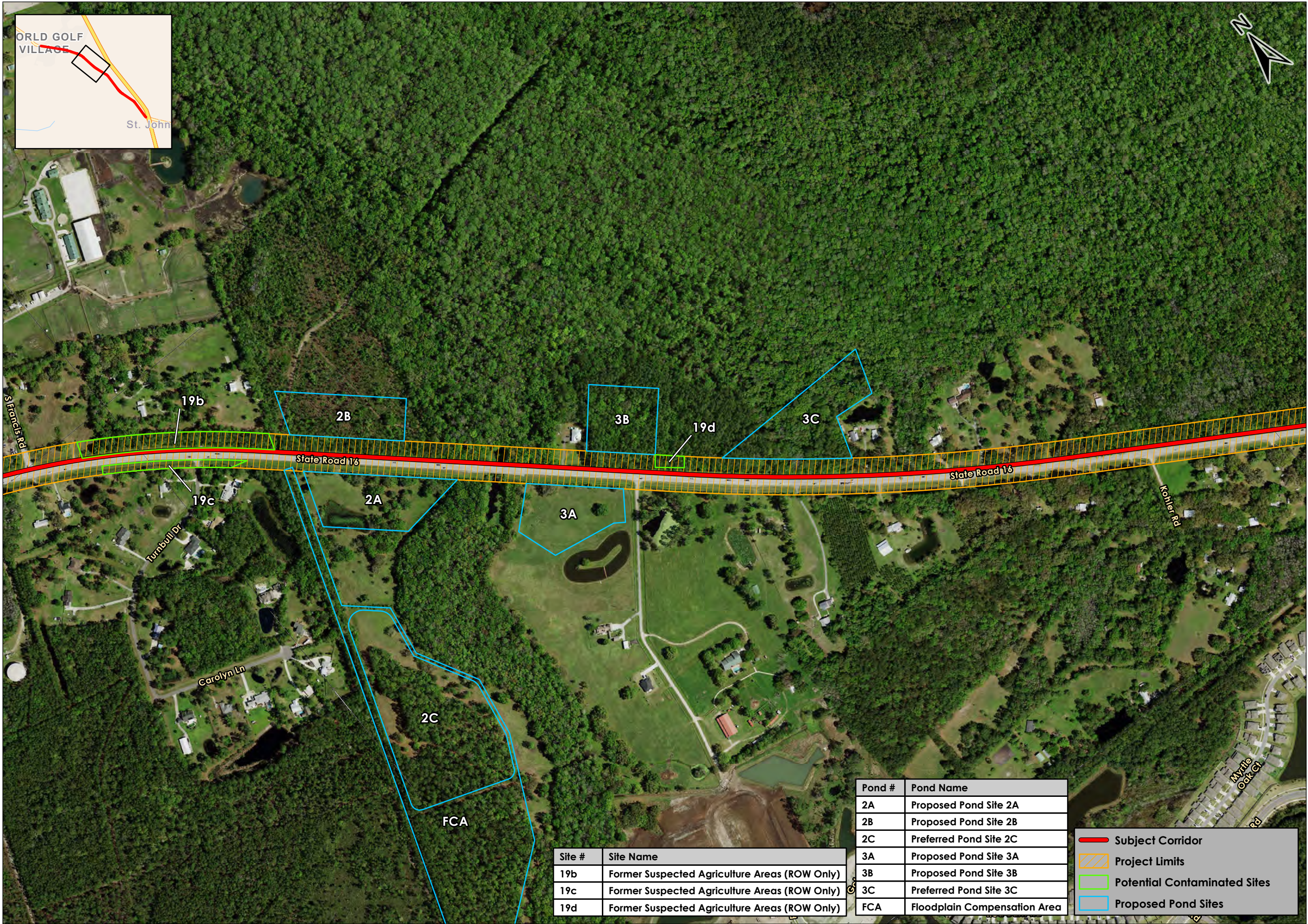
Drawn By: KA

Reviewed By: FR

Approved By: FR

Date: Jun 2024

FIGURE
NUMBER
2-2



| Site # | Site Name |
|--------|---|
| 19b | Former Suspected Agriculture Areas (ROW Only) |
| 19c | Former Suspected Agriculture Areas (ROW Only) |
| 19d | Former Suspected Agriculture Areas (ROW Only) |

| Pond # | Pond Name |
|--------|------------------------------|
| 2A | Proposed Pond Site 2A |
| 2B | Proposed Pond Site 2B |
| 2C | Preferred Pond Site 2C |
| 3A | Proposed Pond Site 3A |
| 3B | Proposed Pond Site 3B |
| 3C | Preferred Pond Site 3C |
| FCA | Floodplain Compensation Area |

- Subject Corridor
- Project Limits
- Potential Contaminated Sites
- Proposed Pond Sites

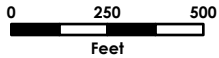
Source(s): APLUS, ESRI, and St. Johns County



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Potential Contaminated Sites

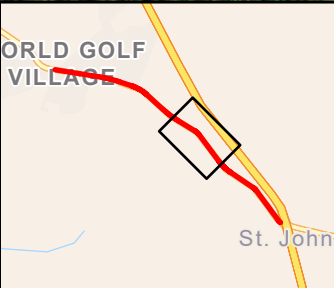
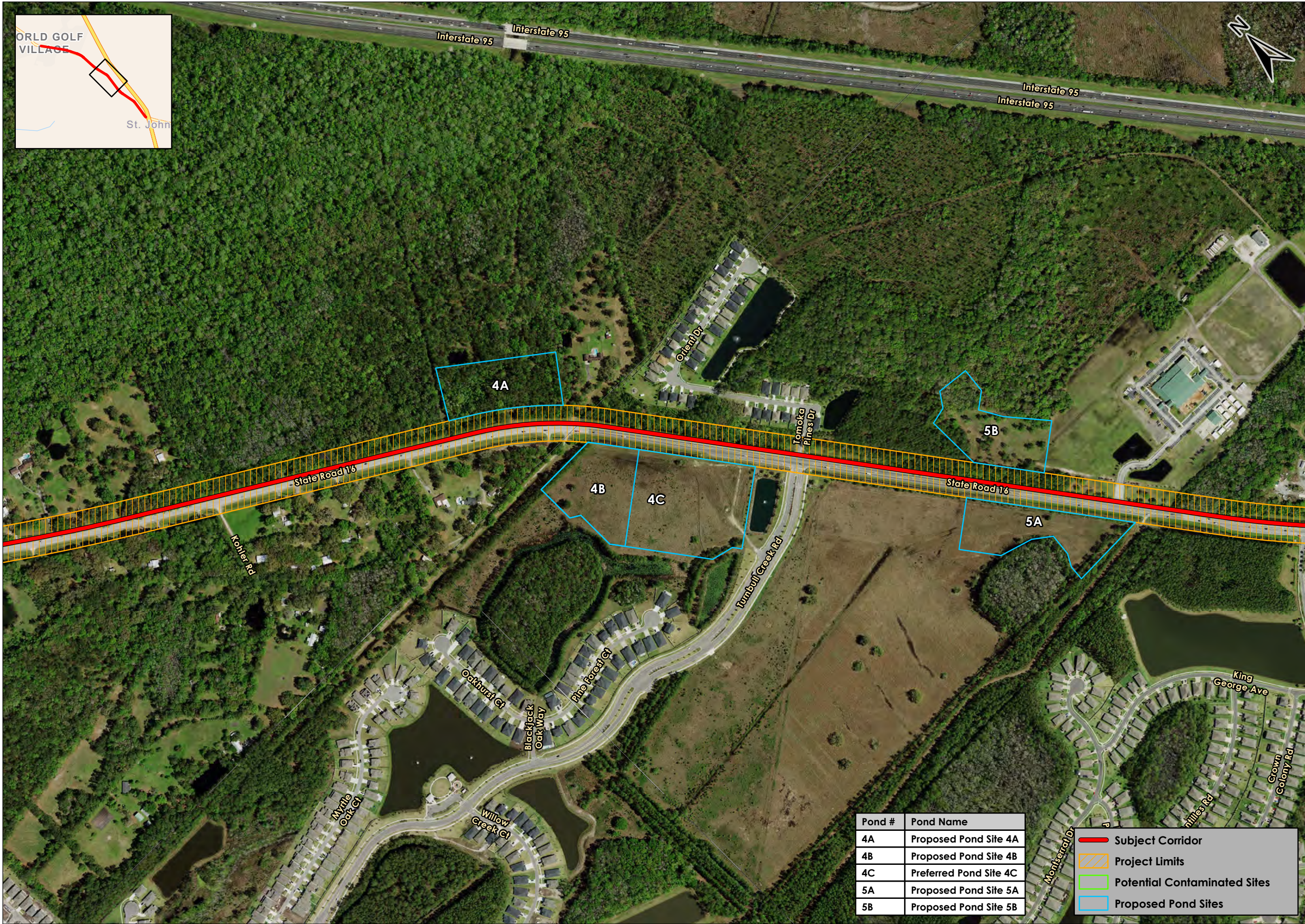
SR 16 from International Golf Parkway to I-95 (SR 9)
St. Johns County, Florida
FPID No: 210447-5-32-01



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| Project No.: | M3010.1480.0022.16 |
| Drawn By: | KA |
| Reviewed By: | FR |
| Approved By: | FR |
| Date: | Jun 2024 |

FIGURE
NUMBER

2-3



| Pond # | Pond Name |
|--------|------------------------|
| 4A | Proposed Pond Site 4A |
| 4B | Proposed Pond Site 4B |
| 4C | Preferred Pond Site 4C |
| 5A | Proposed Pond Site 5A |
| 5B | Proposed Pond Site 5B |

- Subject Corridor
- Project Limits
- Potential Contaminated Sites
- Proposed Pond Sites

Potential Contaminated Sites

SR 16 from International Golf Parkway to I-95 (SR 9)
St. Johns County, Florida
FPID No: 210447-5-32-01

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Feet

Project No.: M3010.1480.0022.16

Drawn By: KA

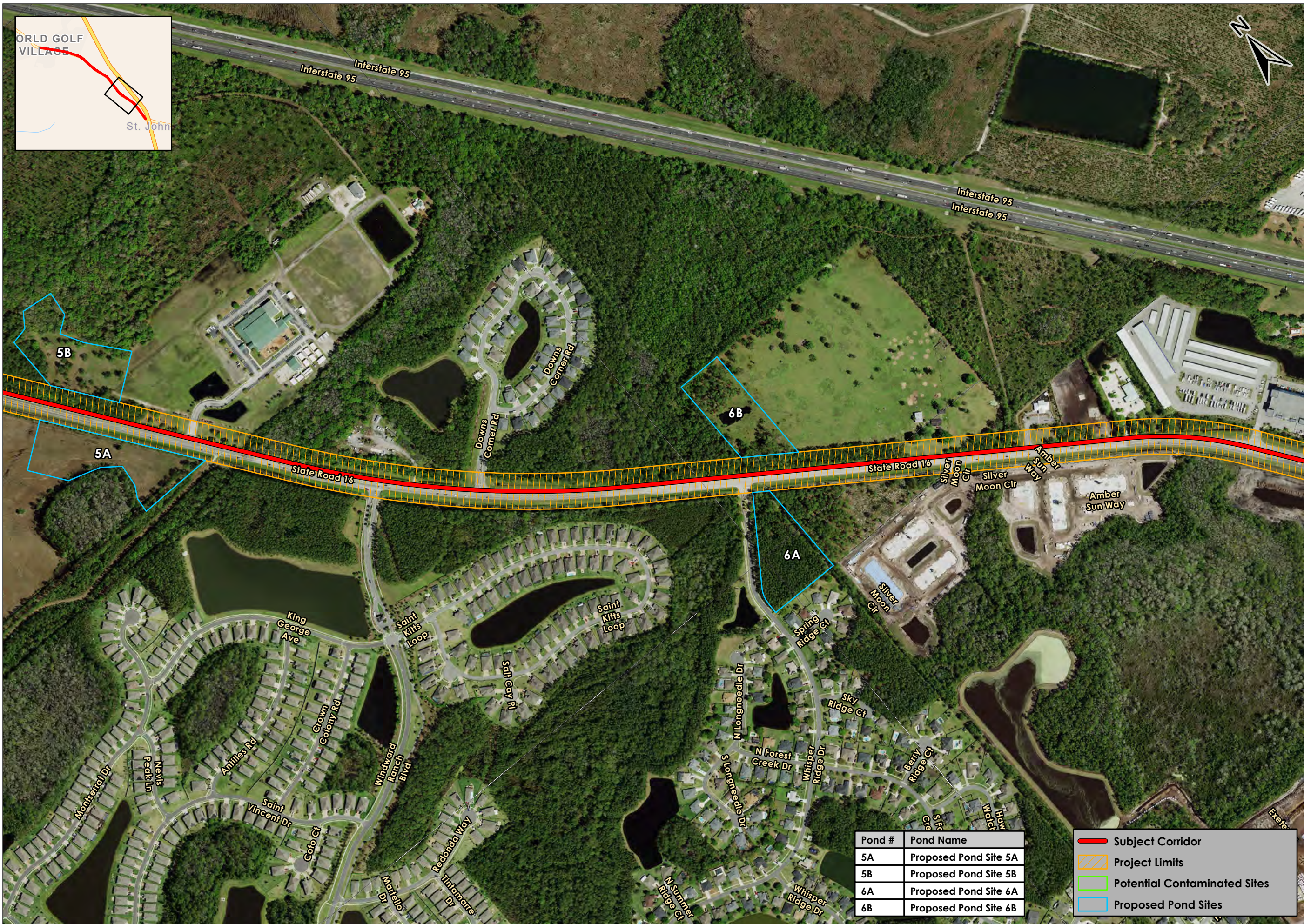
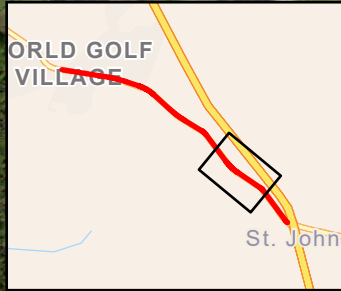
Reviewed By: FR

Approved By: FR

Date: Jun 2024

FIGURE
NUMBER

2-4



| Pond # | Pond Name |
|--------|-----------------------|
| 5A | Proposed Pond Site 5A |
| 5B | Proposed Pond Site 5B |
| 6A | Proposed Pond Site 6A |
| 6B | Proposed Pond Site 6B |

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| | Subject Corridor |
| | Project Limits |
| | Potential Contaminated Sites |
| | Proposed Pond Sites |

Potential Contaminated Sites

SR 16 from International Golf Parkway to I-95 (SR 9)

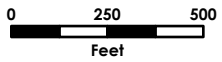
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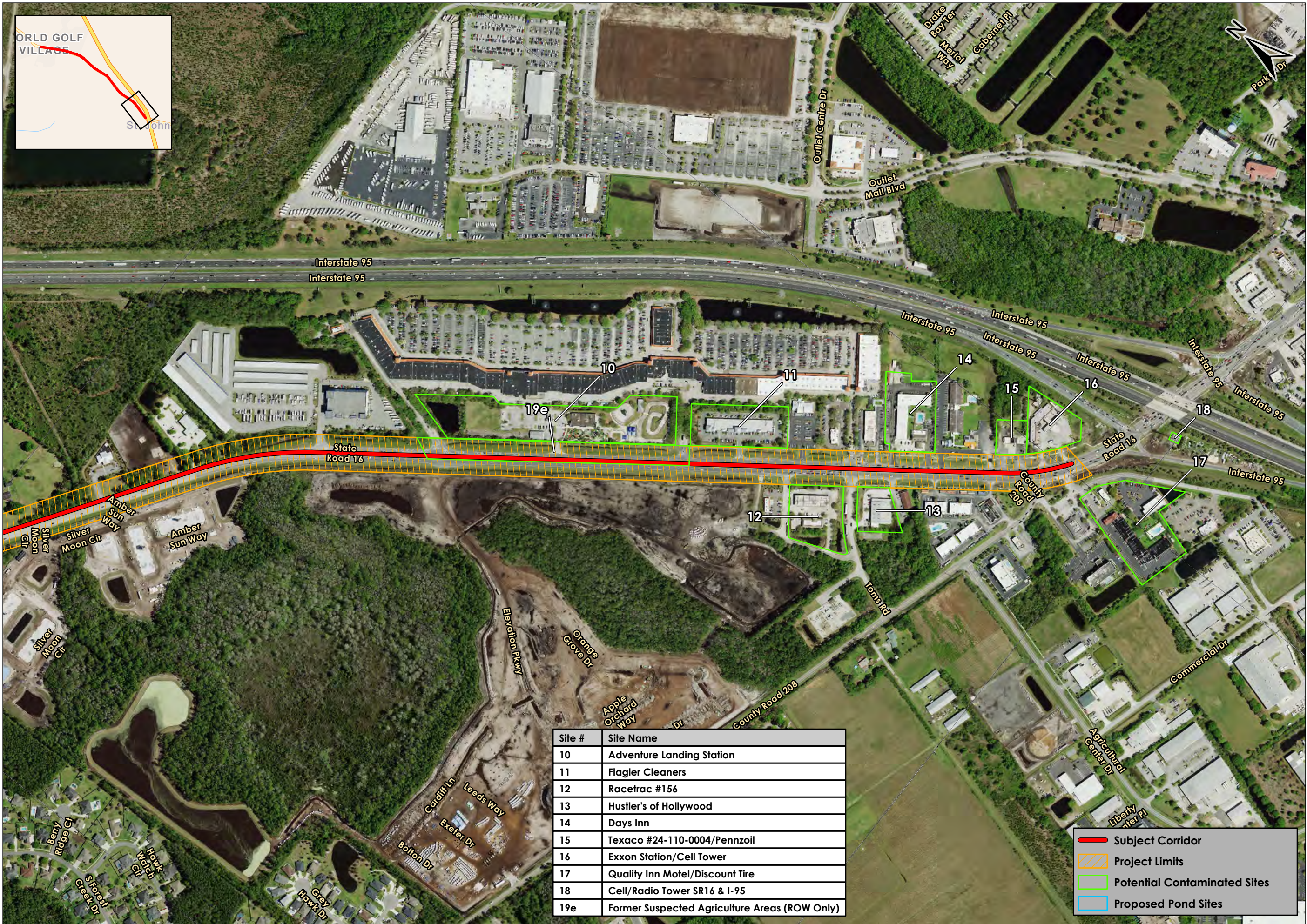
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| Reviewed By: | FR |
| Approved By: | FR |
| Date: | Jun 2024 |
| FIGURE NUMBER | 2-5 |



| Site # | Site Name |
|--------|---|
| 10 | Adventure Landing Station |
| 11 | Flagler Cleaners |
| 12 | Racetrac #156 |
| 13 | Hustler's of Hollywood |
| 14 | Days Inn |
| 15 | Texaco #24-110-0004/Pennzoil |
| 16 | Exxon Station/Cell Tower |
| 17 | Quality Inn Motel/Discount Tire |
| 18 | Cell/Radio Tower SR16 & I-95 |
| 19e | Former Suspected Agriculture Areas (ROW Only) |

- Subject Corridor
- Project Limits
- Potential Contaminated Sites
- Proposed Pond Sites

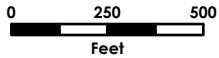
Potential Contaminated Sites

SR 16 from International Golf Parkway to I-95 (SR 9)
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FPID No: 210447-5-32-01



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| Drawn By: | KA |
| Reviewed By: | FR |
| Approved By: | FR |
| Date: | Jun 2024 |

FIGURE
NUMBER

2-6



Source(s): St. Johns County and ESRI

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Land Use

SR 16 from International Golf Parkway to I-95 (SR 9)
St. Johns County, Florida
FPID No: 210447-5-32-01

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Feet

Project No.: M3010.1480.0022.16

Drawn By: KA

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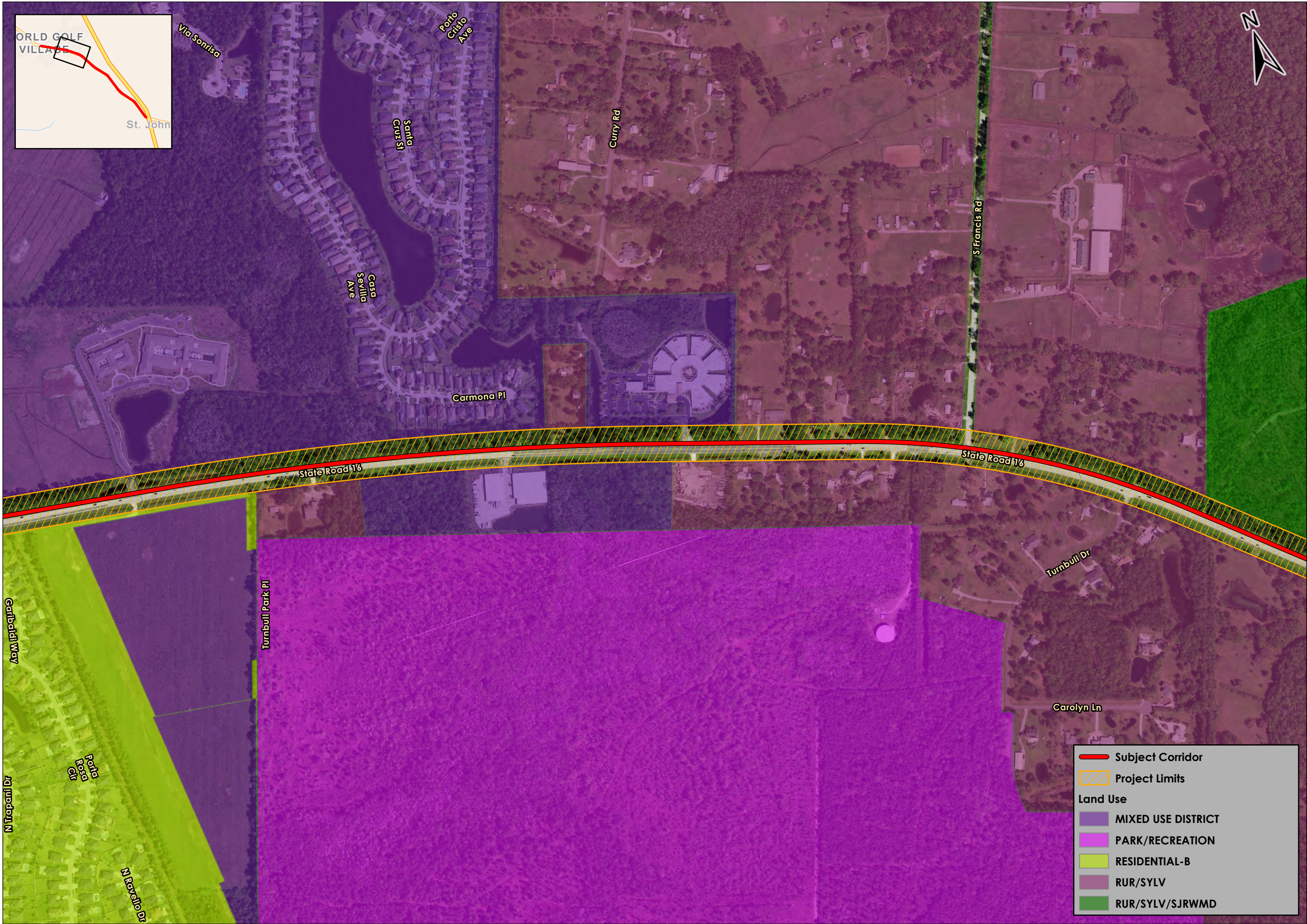
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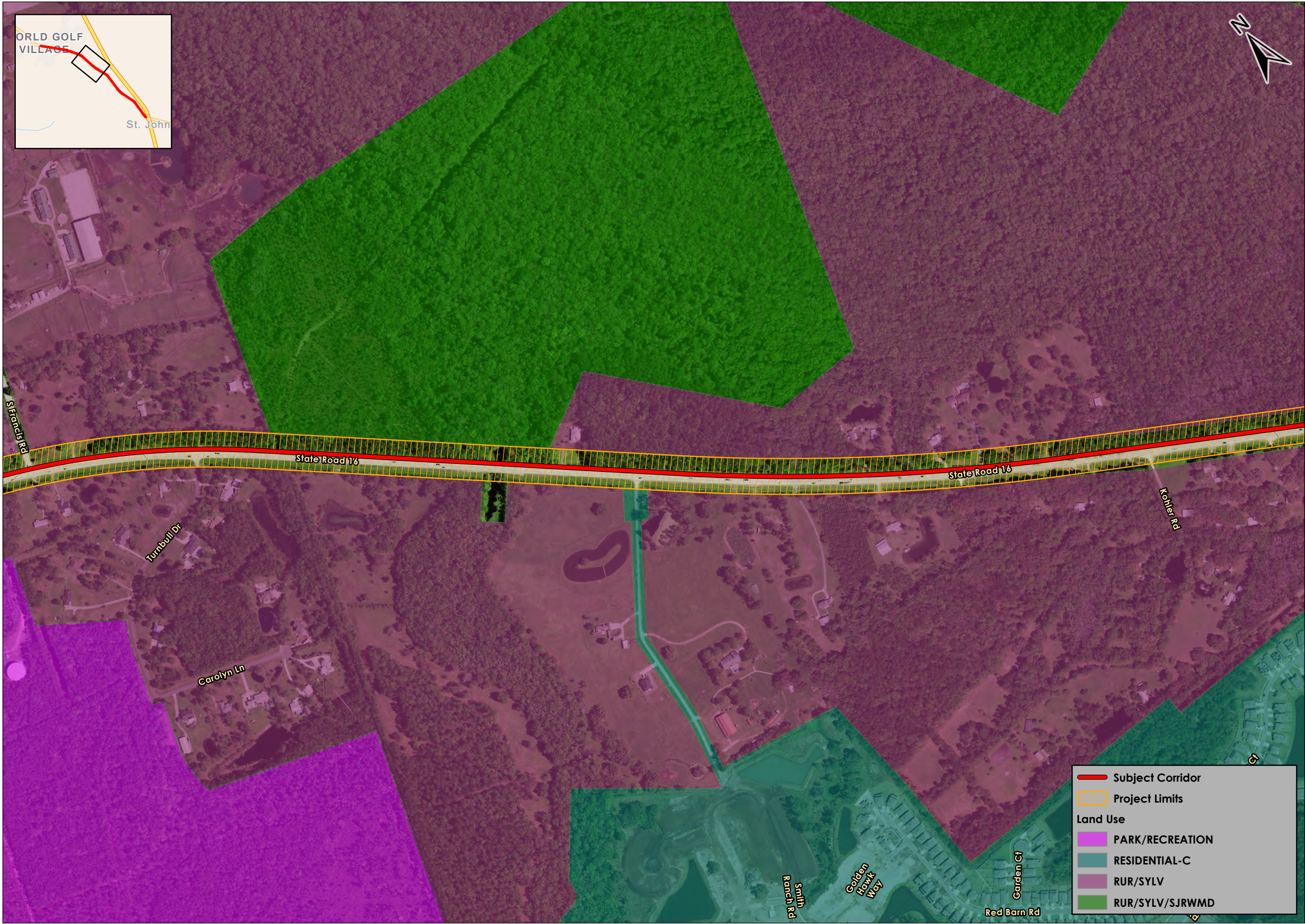
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| Land Use | | SR 16 from International Golf Parkway to I-95 (SR 9) St. Johns County, Florida FPID No: 210447-5-32-01 | |
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| Project No.: M3010.1480.0022.16 | | FIGURE NUMBER | |
| Drawn By: KA | | 3-2 | |
| Reviewed By: FR | | | |
| Approved By: FR | | | |
| Date: Jun 2024 | | | |



Source(s): St. Johns County and ESRI

**Aerostar SES**

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Land Use

SR 16 from International Golf Parkway to I-95 (SR 9)

St. Johns County, Florida

FPID No: 210447-5-32-01

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Feet

Project No.: M3010.1480.0022.16

Drawn By: KA

Reviewed By: FR

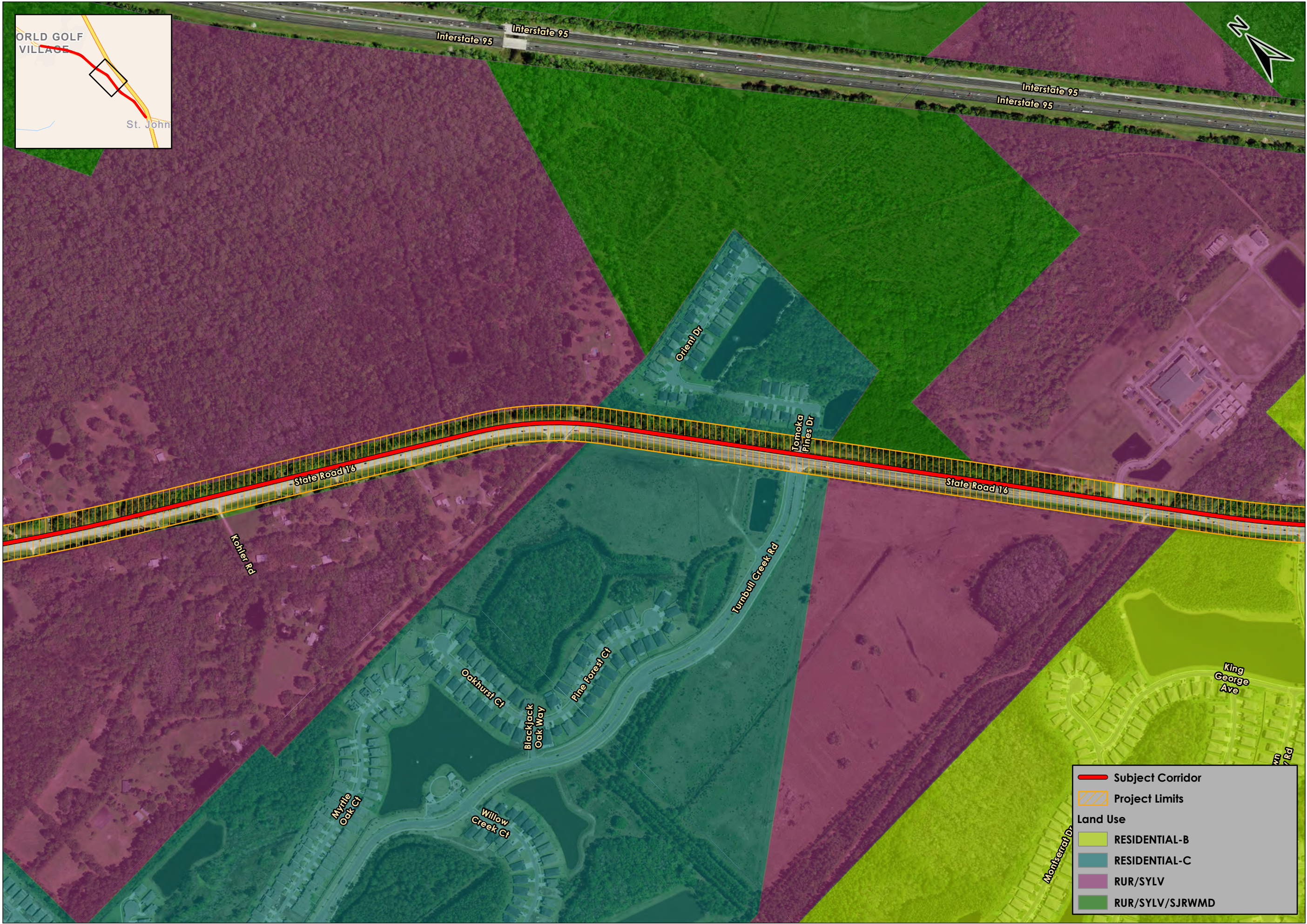
Approved By: FR

Date: Jun 2024

FIGURE
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3-3

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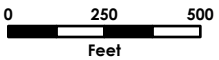
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Land Use

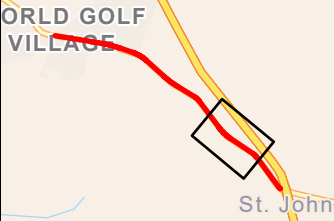
SR 16 from International Golf Parkway to I-95 (SR 9)

St. Johns County, Florida

FPID No: 210447-5-32-01



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| Project No.: M3010.1480.0022.16 | |
| Drawn By: KA | FIGURE NUMBER 3-4 |
| Reviewed By: FR | |
| Approved By: FR | |
| Date: Jun 2024 | |



Subject Corridor

Project Limits

Land Use

MIXED USE DISTRICT

NEIGHBORHOOD COMMERCIAL

RESIDENTIAL-B

RUR/SYL

RUR/SYL/SJRWMD

Source(s): St. Johns County and ESRI

Aerostar SES

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Land Use

SR 16 from International Golf Parkway to I-95 (SR 9)

St. Johns County, Florida
FPID No: 210447-5-32-01

0250500

Feet

Project No.: M3010.1480.0022.16

Drawn By: KA

Reviewed By: FR

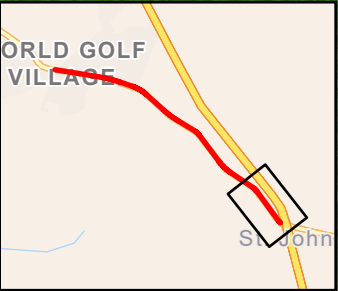
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Date: Jun 2024

FIGURE NUMBER

3-5

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Subject Corridor

Project Limits

Land Use

MIXED USE DISTRICT

NEIGHBORHOOD COMMERCIAL

RESIDENTIAL-B

RUR/SYLV/SJRWMD

Source(s): St. Johns County and ESRI

Aerostar SES

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Land Use

SR 16 from International Golf Parkway to I-95 (SR 9)

St. Johns County, Florida

FPID No: 210447-5-32-01

0250500

Feet

Project No.: M3010.1480.0022.16

Drawn By: KA

Reviewed By: FR

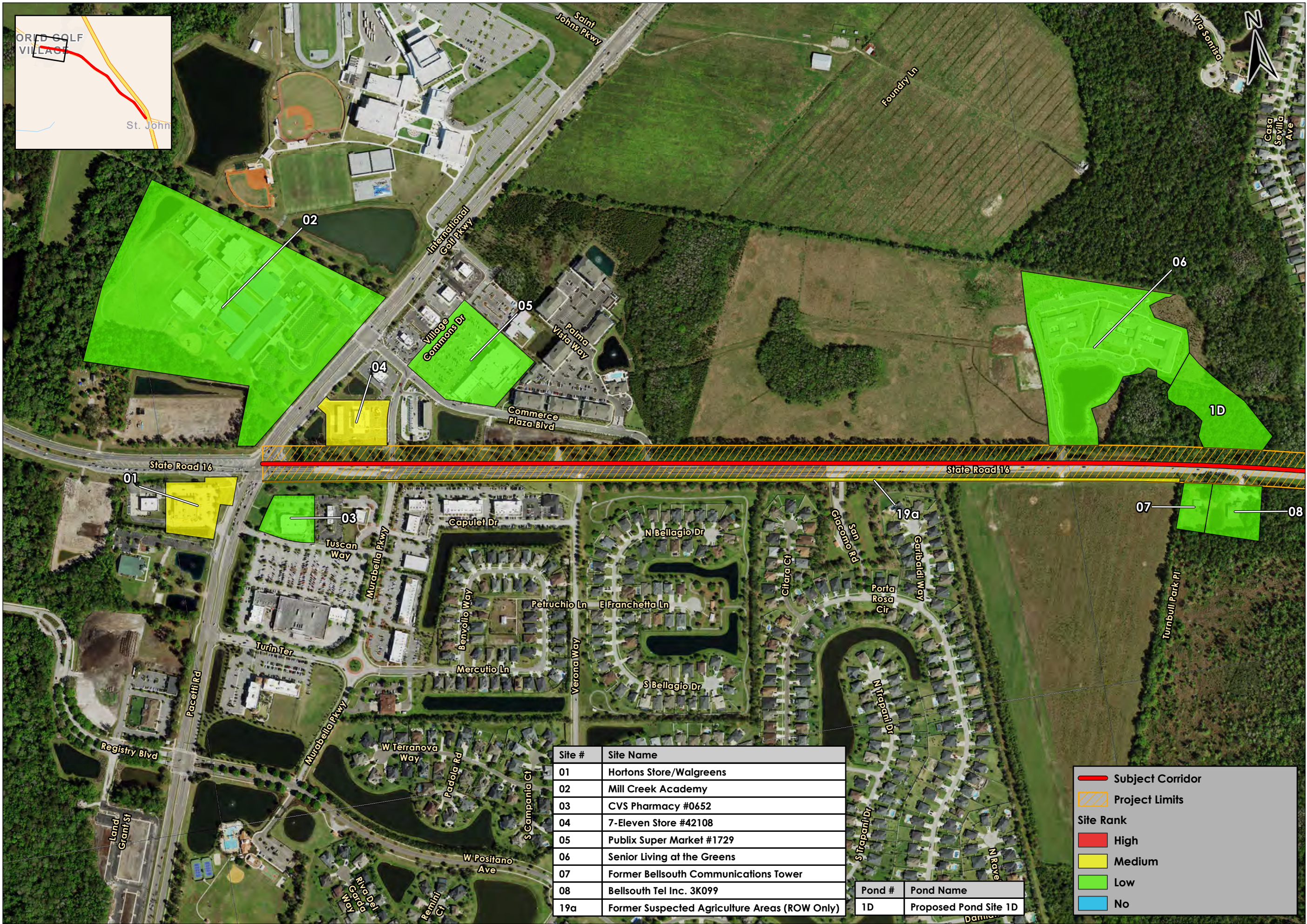
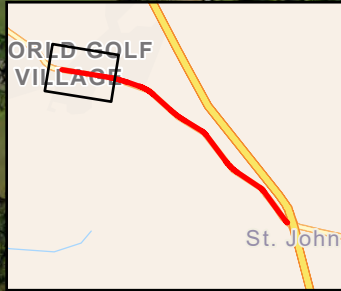
Approved By: FR

Date: Jun 2024

FIGURE NUMBER

3-6

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| Site # | Site Name |
|--------|---|
| 01 | Hortons Store/Walgreens |
| 02 | Mill Creek Academy |
| 03 | CVS Pharmacy #0652 |
| 04 | 7-Eleven Store #42108 |
| 05 | Publix Super Market #1729 |
| 06 | Senior Living at the Greens |
| 07 | Former Bellsouth Communications Tower |
| 08 | Bellsouth Tel Inc. 3K099 |
| 19a | Former Suspected Agriculture Areas (ROW Only) |

| Pond # | Pond Name |
|--------|-----------------------|
| 1D | Proposed Pond Site 1D |

Subject Corridor

Project Limits

Site Rank

High

Medium

Low

No

Source(s): APLUS, ESRI, and St. Johns County

Aerostar SES

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Site Ranking

SR 16 from International Golf Parkway to I-95 (SR 9)

St. Johns County, Florida

FPID No: 210447-5-32-01

0250500

Feet

Project No.: M3010.1480.0022.16

Drawn By: KA

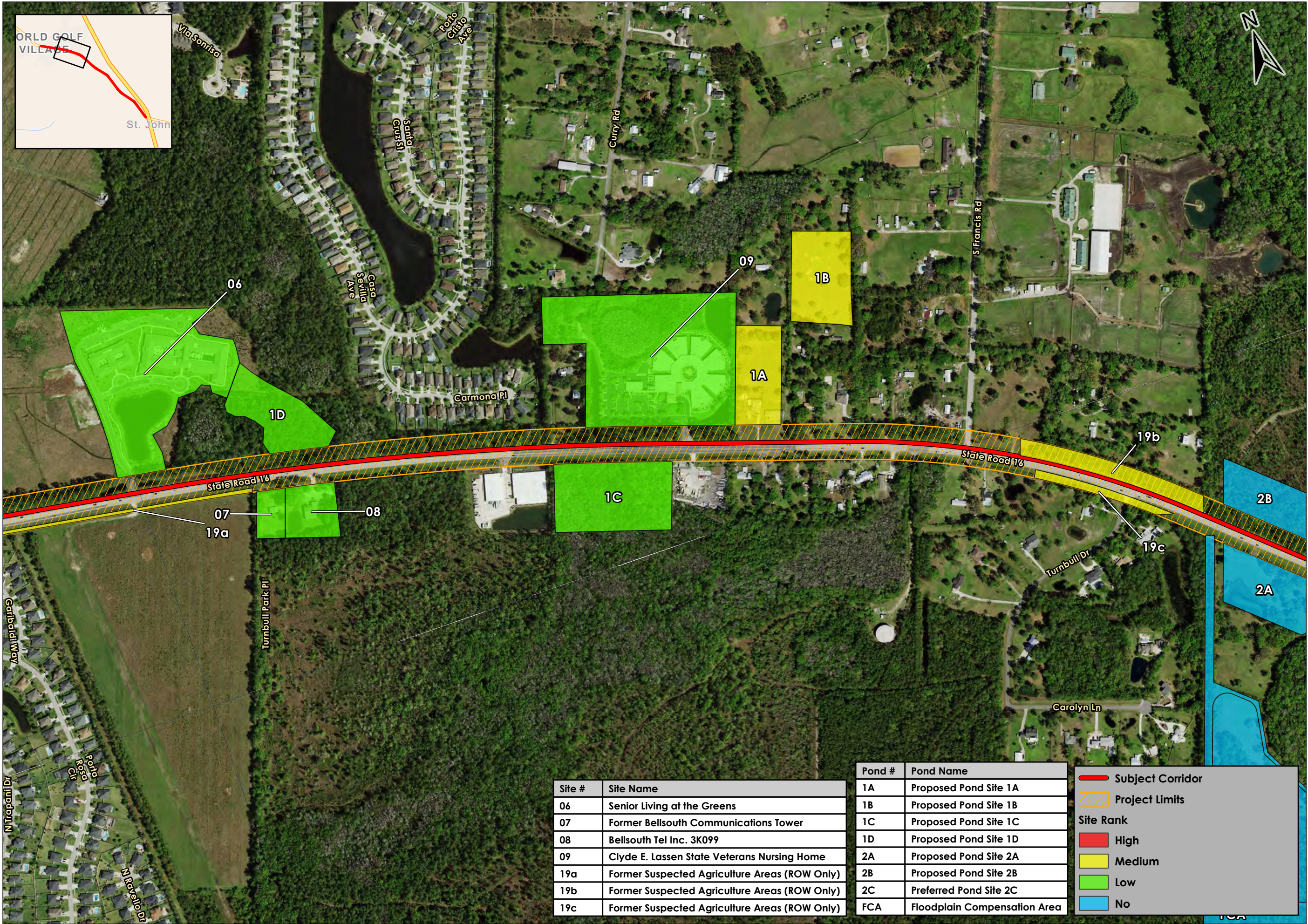
Reviewed By: FR

Approved By: FR

Date: Jun 2024

FIGURE NUMBER

4-1



| Site # | Site Name |
|--------|---|
| 06 | Senior Living at the Greens |
| 07 | Former Bellsouth Communications Tower |
| 08 | Bellsouth Tel Inc. 3K099 |
| 09 | Clyde E. Lassen State Veterans Nursing Home |
| 19a | Former Suspected Agriculture Areas (ROW Only) |
| 19b | Former Suspected Agriculture Areas (ROW Only) |
| 19c | Former Suspected Agriculture Areas (ROW Only) |

| Pond # | Pond Name |
|--------|------------------------------|
| 1A | Proposed Pond Site 1A |
| 1B | Proposed Pond Site 1B |
| 1C | Proposed Pond Site 1C |
| 1D | Proposed Pond Site 1D |
| 2A | Proposed Pond Site 2A |
| 2B | Proposed Pond Site 2B |
| 2C | Preferred Pond Site 2C |
| FCA | Floodplain Compensation Area |

Subject Corridor

Project Limits

Site Rank

High

Medium

Low

No

Source(s): APLUS, ESRI, and St. Johns County

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Site Ranking

SR 16 from International Golf Parkway to I-95 (SR 9)

St. Johns County, Florida
FPID No: 210447-5-32-01

0250500
Feet

Project No.: M3010.1480.0022.16

Drawn By: KA

Reviewed By: FR

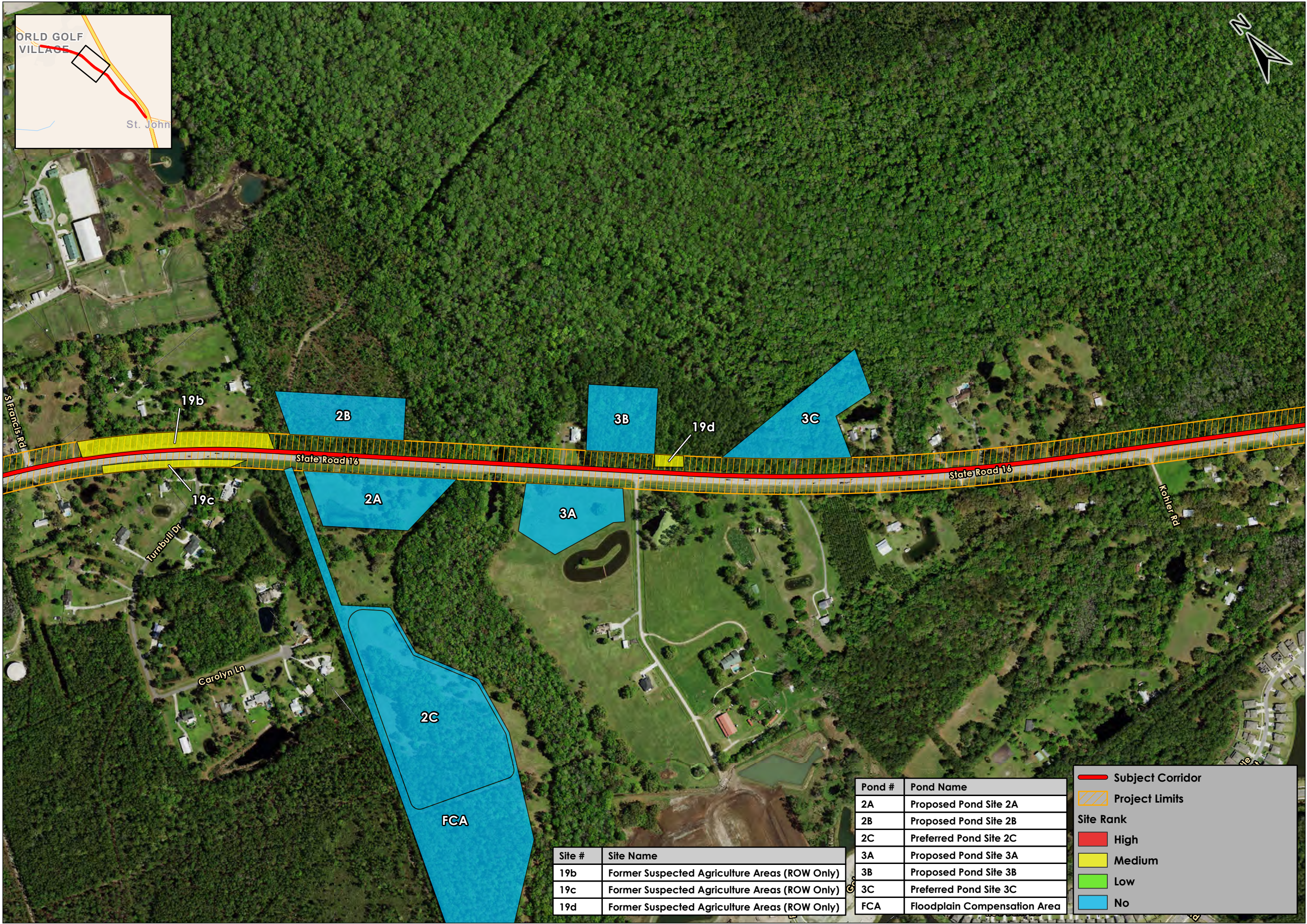
Approved By: FR

Date: Jun 2024

FIGURE
NUMBER

4-2

J:\Proj_15-20\2016\M3010.1480.0022.16\GIS\SR16 IGP to I95.aprx



Source(s): APLUS, ESRI, and St. Johns County

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Site Ranking

SR 16 from International Golf Parkway to I-95 (SR 9)
St. Johns County, Florida
FPID No: 210447-5-32-01

0250500
Feet

Project No.: M3010.1480.0022.16

Drawn By: KA

Reviewed By: FR

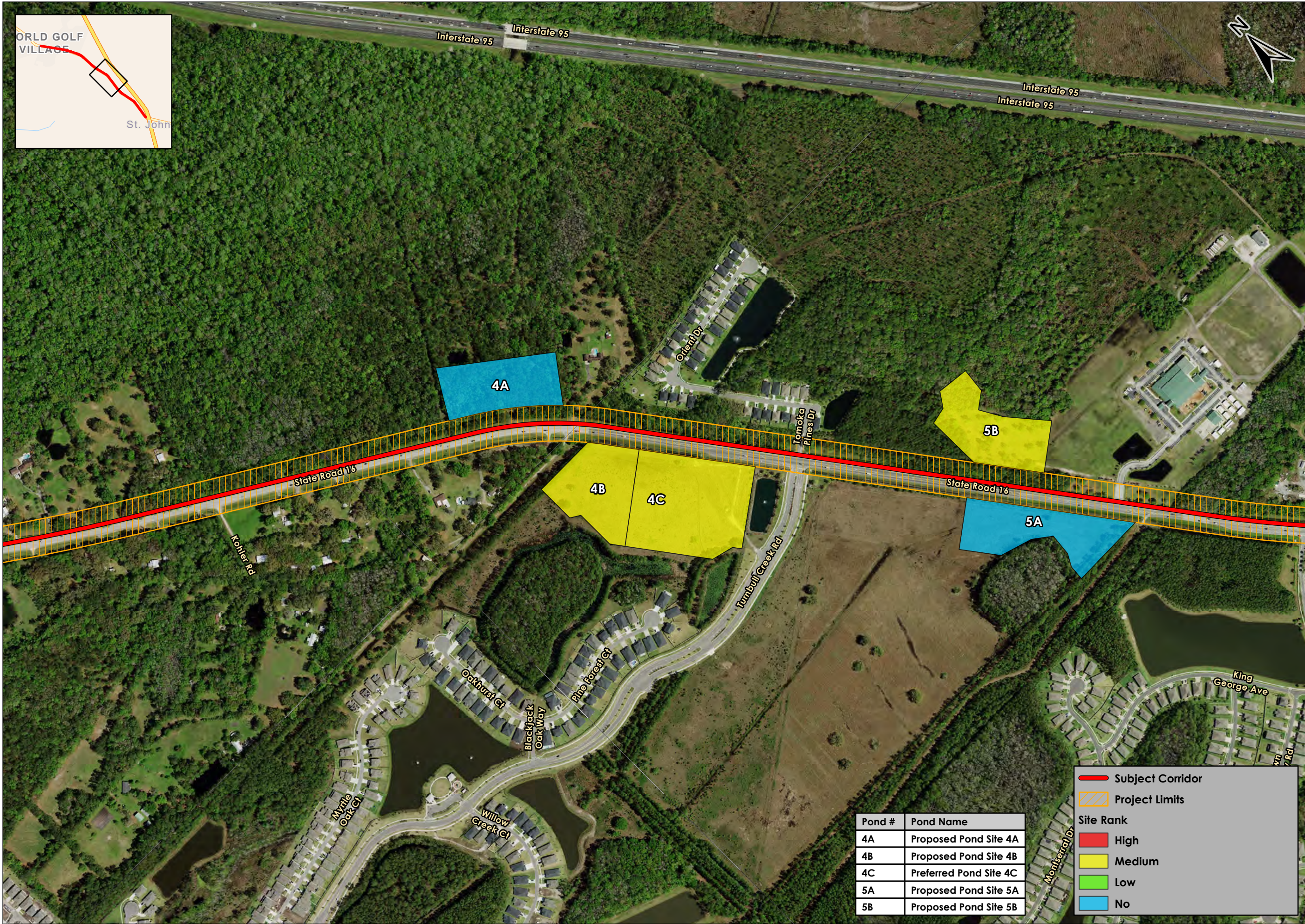
Approved By: FR

Date: Jun 2024

FIGURE
NUMBER

4-3

J:\Proj_15-20\2016\M3010.1480.0022.16\GIS\SR16 IGP to I95.aprx



| Pond # | Pond Name |
|--------|------------------------|
| 4A | Proposed Pond Site 4A |
| 4B | Proposed Pond Site 4B |
| 4C | Preferred Pond Site 4C |
| 5A | Proposed Pond Site 5A |
| 5B | Proposed Pond Site 5B |

Subject Corridor

Project Limits

Site Rank

- High
- Medium
- Low
- No

Source(s): APLUS, ESRI, and St. Johns County

Aerostar SES

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Site Ranking

SR 16 from International Golf Parkway to I-95 (SR 9)

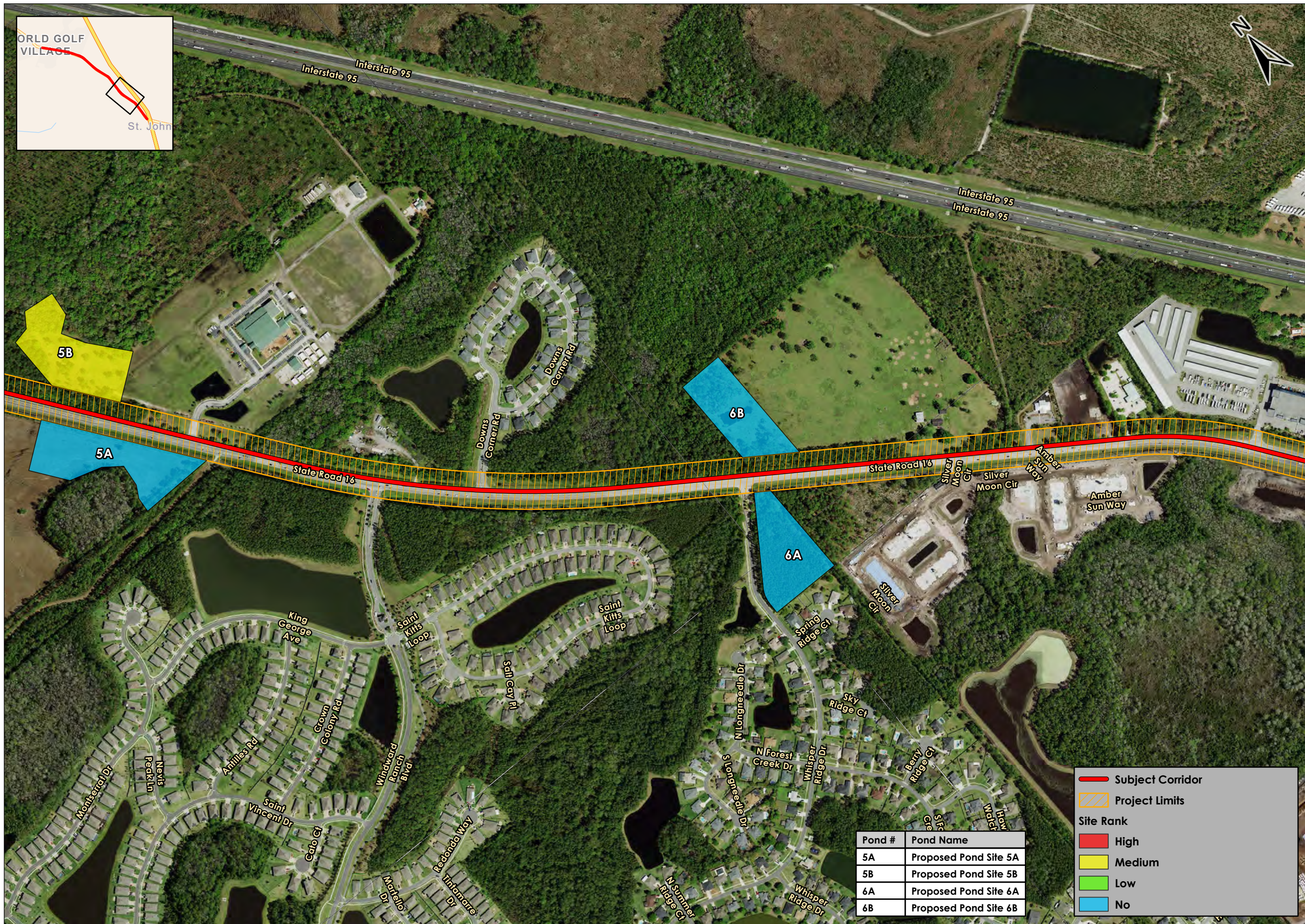
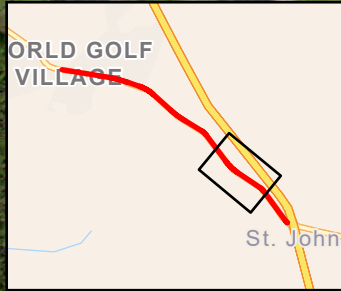
St. Johns County, Florida

FPID No: 210447-5-32-01

0 250 500
Feet

Project No.: M3010.1480.0022.16

| | |
|-----------------|--------------------------------|
| Drawn By: KA | FIGURE NUMBER 4-4 |
| Reviewed By: FR | |
| Approved By: FR | |
| Date: Jun 2024 | |



| Pond # | Pond Name |
|--------|-----------------------|
| 5A | Proposed Pond Site 5A |
| 5B | Proposed Pond Site 5B |
| 6A | Proposed Pond Site 6A |
| 6B | Proposed Pond Site 6B |

Subject Corridor

Project Limits

Site Rank

High

Medium

Low

No

Site Ranking

SR 16 from International Golf Parkway to I-95 (SR 9)

St. Johns County, Florida

FPID No: 210447-5-32-01

Source(s): APLUS, ESRI, and St. Johns County



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0 250 500
Feet

Project No.: M3010.1480.0022.16

Drawn By: KA

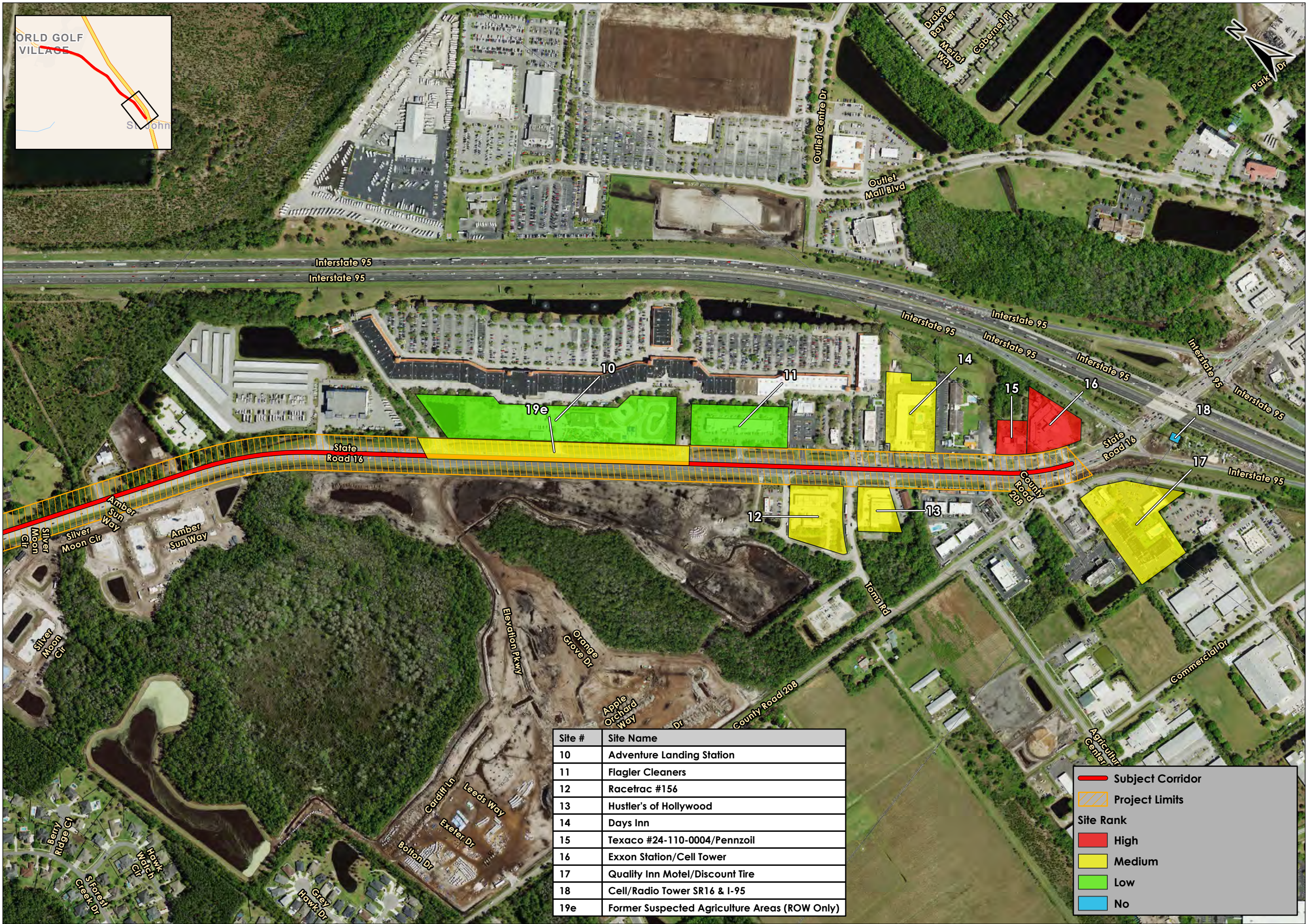
Reviewed By: FR

Approved By: FR

Date: Jun 2024

FIGURE
NUMBER

4-5



| Site # | Site Name |
|--------|---|
| 10 | Adventure Landing Station |
| 11 | Flagler Cleaners |
| 12 | Racetrac #156 |
| 13 | Hustler's of Hollywood |
| 14 | Days Inn |
| 15 | Texaco #24-110-0004/Pennzoil |
| 16 | Exxon Station/Cell Tower |
| 17 | Quality Inn Motel/Discount Tire |
| 18 | Cell/Radio Tower SR16 & I-95 |
| 19e | Former Suspected Agriculture Areas (ROW Only) |

Subject Corridor

Project Limits

Site Rank

High

Medium

Low

No

Site Ranking

SR 16 from International Golf Parkway to I-95 (SR 9)
St. Johns County, Florida
FPID No: 210447-5-32-01

0250500
Feet

Project No.: M3010.1480.0022.16

Drawn By: KA

Reviewed By: FR

Approved By: FR

Date: Jun 2024

FIGURE
NUMBER

4-6



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Source(s): APLUS, ESRI, and St. Johns County

TABLE 3

SITE SUMMARY AND RISK EVALUATION

Table 3
Site Summary and Risk Evaluation
SR 16 from IGP to I-95 (SR 9)
St. Johns County, Florida
FPID No: 210447-5-32-01

| Specific Sites Identified | Site Description and History | Documented Contamination/ File Review Results/Site Observations | Figures and Photographs | Potential Areas of Contamination Concern | Groundwater Flow Direction | FDOT Ranking System Results |
|---|---|---|--|--|----------------------------------|--|
| <p>Site 1</p> <p>Hortons Store/Walgreens</p> <p>Current Address(es): 5445 SR 16</p> <p>Historical Address(es): 5405 SR 16</p> <p>Site Owner(s): Menlo Realty Income Properties 28 LLC, FDOT, and St. Johns County</p> <p>RE# 0287600010</p> <p>FDEP Fac. ID#s: SQG_177544 and 55/8839690</p> | <p>This site is currently occupied by Walgreens and extends into the SR16 and Pacetti Road ROWs. The present-day commercial structure was constructed in 2008.</p> <p>Sanborn Fire Insurance Maps did not cover the site vicinity.</p> <p>Aerial photographs reviewed indicated that the northeastern portion of the site appeared to be developed with a residential-type structure from at least 1942 to at least 1960 and developed with a commercial structure from at least 1971 to at least 2005. A concrete cutout and/or suspected fuel dispensers were visible north of the structure from at least 1971 to at least 1993. The northeastern portion of the site also appeared to be transected by Pacetti Road from at least 1942 to at least 1993. Pacetti Road was rerouted in 2005. The northeastern portion of the site has been partially developed with Pacetti Road and a turn lane from SR 16 to Pacetti Road since at least 2014. The remaining portions of the site appeared to be predominantly grassy land from at least 1942 to at least 2005, which was also developed with a residence from at least 1971 to at least 2005. The remaining portions of the site have been developed with the present-day commercial structure since at least 2014.</p> <p>According to the city directories reviewed, the site was occupied by Richard Horton’s Grocery store from at least 2000 to at least 2005 and has been occupied by Walgreens pharmacy since at least 2014.</p> | <p>The site was identified in the database report and/or on the FDEP Map Direct and OCULUS websites as a RCRA/N, UST, LUST, and IC/EC facility.</p> <p>SQG_177544 (RCRA/N): According to the database report and a Facility Detailed List Report, the facility was registered as a conditionally-exempt small quantity generator (CESQG) of hazardous waste in 2015 and reclassified as a very small quantity generator (VSQG) in 2023. Waste streams reportedly generated by the facility include photographic silver. No violations were noted for the facility, and no additional information was available for review on OCULUS.</p> <p>55/8839690 (UST, LUST, and IC/EC): According to the database report and documents reviewed on OCULUS, two 3,000-gallon unleaded gasoline USTs and one 550-gallon vehicular diesel UST were installed at the site in March 1976 and removed in July 1990. In addition, one 6,000-gallon vehicular diesel UST was installed at the site in July 1990 and removed in May 2004. The former USTs and dispensers were located adjacent to the north of the former commercial structure on the northeastern portion of the site, approximately 225 feet west of the western terminus of the subject corridor.</p> <p>A discharge of unleaded gasoline was reported for the facility on October 28, 2002. The discharge was not eligible for state-assisted cleanup funding and assigned a cleanup score of 62. According to a Pilot Test Post Injection Monitoring Report, dated April 19, 2013, BTEX and/or naphthalene were noted above their respective GCTLs in groundwater samples collected from four monitor wells on the northeastern portion of the site. The contaminant plume had reportedly decreased in size, was not migrating, and had been delineated to an area measuring approximately 20 feet by 30 feet. Groundwater flow direction was reportedly to the northwest. Depth to water in the shallow aquifer at the site was approximately 3 to 5 feet below land surface (BLS) during the most recent sampling event.</p> <p>A Conditional SRCO was issued for the discharge on November 17, 2014. The document indicated that there should be no use of groundwater under the property. Total dissolved solids (TDS) and nonionic surfactant were reportedly detected in two well locations at the site. The detections were reportedly attributed to the remediation fluids that were injected at the site. All of the monitor wells were properly abandoned in 2015.</p> | <p>Figures 2-1 and 4-1; Appendix A-Photo 1</p> | <p>Hazardous waste generation; former USTs and associated piping</p> | <p>Northwest</p> | <p>MEDIUM – This site is located southwest of the western terminus of the subject corridor, southwest of the intersection of SR 16, IGP, and Pacetti Road. A gas station occupied the site from at least the 1970s to the mid-2000s. The site was listed as a RCRA/N, UST, and LUST facility.</p> <p>Waste streams reportedly generated by the facility include photographic silver. The former USTs and dispensers were located adjacent to the north of the former commercial structure on the northeastern portion of the site, approximately 225 feet west of the western terminus of the subject corridor. A discharge of unleaded gasoline was reported for the facility in 2002. A Conditional SRCO, which stated there should be no use of groundwater under the property, was issued for the discharge in 2014. BTEX, naphthalene, TDS, and nonionic surfactant were the most recent contaminants of concern.</p> <p>Further assessment in the vicinity of the site should include soil and/or groundwater sampling for volatile organic aromatics (VOAs), polycyclic aromatic hydrocarbons (PAHs), total recoverable petroleum hydrocarbons (TRPH), and TDS if subsurface work is proposed on, or adjacent to, the site.</p> |

Table 3
Site Summary and Risk Evaluation
SR 16 from IGP to I-95 (SR 9)
St. Johns County, Florida
FPID No: 210447-5-32-01

| Specific Sites Identified | Site Description and History | Documented Contamination/ File Review Results/Site Observations | Figures and Photographs | Potential Areas of Contamination Concern | Groundwater Flow Direction | FDOT Ranking System Results |
|--|--|--|--|---|----------------------------------|---|
| Site 2 Mill Creek Academy Current Address(es): 3720 IGP Historical Address(es): 3725 Nine Mile Road Site Owner(s): Board of Public Instruction - St Johns County RE# 0282100000 FDEP Fac. ID#: SQG_128634, 55/9817292, and 55/9200912 | <p>This site is currently occupied by Mill Creek Academy. The present-day structures were constructed between 1992 and 2011.</p> <p>Sanborn Fire Insurance Maps did not cover the site vicinity.</p> <p>Aerial photographs reviewed indicated that the eastern portion of the site appeared to be wooded and/or grassy land partially developed with a structure from at least 1942 to at least 1993. The structure was expanded several times. The western half of the site appeared to be wooded and/or grassy land from at least 1942 to at least 1952, agriculturally developed from at least 1960 to at least 1971, and utilized as cattle pasture in 1980. The entire site has been developed with the present-day school since at least 1993. Several additions were noted to the school between 1993 and 2023.</p> <p>According to the city directories reviewed, the site has been occupied by various schools since at least 2000.</p> | <p>The site was identified in the database report and/or on the FDEP Map Direct and OCULUS websites as a RCRAGN, AST, UST, and LUST facility.</p> <p>SQG_128634 (RCRAGN): According to the database report and a Facility Detailed List Report, the facility is not a generator of hazardous waste. Waste streams reportedly generated by the facility include spent fluorescent bulbs. No violations were noted for the facility, and no additional information was available for review on OCULUS.</p> <p>55/9817292 (AST): According to the database report and documents reviewed on OCULUS, one 944-gallon emergency generator diesel fuel AST was installed at the site in August 2019 and is currently in service. The AST is located on the northeastern portion of the site, approximately 850 feet north of the western terminus of the subject corridor.</p> <p>55/9200912 (UST and LUST): According to the database report and documents reviewed on OCULUS, one 1,000-gallon fuel oil UST was installed at the site at an unknown date and removed in December 1991. The UST was formerly located on the southeastern portion of the site, approximately 460 feet north of the western terminus of the subject corridor.</p> <p>A discharge of a petroleum product was reported for the facility on January 10, 1992. The discharge was eligible for state-assisted cleanup funding in the ATRP and a cleanup score was not reported. According to a Contamination Assessment Report (CAR) Addendum, dated November 20, 1993, reviewed on OCULUS, petroleum-related contaminant concentrations in groundwater samples collected from the vicinity of the former UST were below their respective GCTLs. An SRCO was issued for the discharge on January 10, 1994. Groundwater flow direction was reportedly to the southwest. Depth to water in the shallow aquifer at the site was approximately 2 to 3 feet BLS during the most recent sampling event.</p> | Figures 2-1 and 4-1; Appendix A-Photo 2 | Hazardous waste generation; former UST and associated piping; current AST and associated piping | Southwest | <p>LOW – This site is located north of the western terminus of the subject corridor, north of the intersection of SR 16, IGP, and Pacetti Road. Schools have occupied the site since at least 1942. The site was listed as a RCRAGN, AST, UST, and LUST facility.</p> <p>Waste streams reportedly generated by the facility include spent fluorescent bulbs. The AST is located on the northeastern portion of the site, approximately 850 feet north of the western terminus of the subject corridor. The UST was formerly located on the southeastern portion of the site, approximately 460 feet north of the western terminus of the subject corridor. A discharge of a petroleum product was reported for the facility in 1992. The discharge was eligible for state-assisted cleanup funding under the ATRP. An SRCO was issued for the discharge in 1994.</p> <p>Impacts to construction are not anticipated at this time.</p> |
| Site 3 CVS Pharmacy #0652 Current Address(es): 57 Tuscan Way Historical Address(es): NA Site Owner(s): St. Augustine Pharmacy LLC RE# 0286700017 FDEP Fac. ID#: FLR000185538 and SQG_177543 | <p>This site is currently occupied by CVS Pharmacy. The present-day commercial structure was constructed in 2008.</p> <p>Sanborn Fire Insurance Maps did not cover the site vicinity.</p> <p>Aerial photographs reviewed indicated that the site appeared to be grassy land in 1942 and developed with a sod farm from at least 1952 to at least 2005. The site has been developed with the present-day structure since at least 2014.</p> <p>According to the city directories reviewed, the site has been occupied by CVS Pharmacy since at least 2018.</p> | <p>The site was identified in the database report and on the FDEP Map Direct and OCULUS websites as a RCRAGN facility.</p> <p>FLR000185538 and SQG_177543 (RCRAGN): According to the database report and documents reviewed on OCULUS, the facility was registered as a small quantity generator (SQG) of hazardous waste in 2012, reclassified as a CESQG in 2019, and reclassified as a non-generator in 2023. Waste streams reportedly generated by the facility include photographic silver. According to a 2013 Inspection Report, the facility had a photo lab and pharmacy. The facility received one area of concern for visible splatter of waste effluent from a silver recovery unit in the photo lab area. The area of concern was corrected.</p> <p>No known discharges have been reported at the site.</p> | Figures 2-1 and 4-1; Appendix A-Photo 3 | Hazardous waste generation | Not Available | <p>LOW – This site is located south of the western terminus of the subject corridor, southeast of the intersection of SR 16, IGP, and Pacetti Road. A drug store has occupied the site since at least 2012. The site was listed as a RCRAGN facility. Waste streams reportedly generated by the facility include photographic silver. No known discharges have been reported at the site.</p> <p>Impacts to construction are not anticipated at this time.</p> |

Table 3
Site Summary and Risk Evaluation
SR 16 from IGP to I-95 (SR 9)
St. Johns County, Florida
FPID No: 210447-5-32-01

| Specific Sites Identified | Site Description and History | Documented Contamination/ File Review Results/Site Observations | Figures and Photographs | Potential Areas of Contamination Concern | Groundwater Flow Direction | FDOT Ranking System Results |
|--|--|--|---|--|----------------------------------|---|
| Site 4 7-Eleven Store #42108 Current Address(es): 3735 IGP Historical Address(es): NA Site Owner(s): Dim Holdings LLC RE# 0282210010 FDEP Fac. ID#: 55/9818999 | <p>This site is currently occupied by a 7-Eleven gas station. The present-day gas station was constructed in 2023.</p> <p>Sanborn Fire Insurance Maps did not cover the site vicinity.</p> <p>Aerial photographs reviewed indicated that the site appeared to be sparsely wooded or grassy land from at least 1942 to at least 2014 and cleared land in 2021. The site has been developed with the present-day gas station since at least 2023. The property appeared to be used as cattle pasture from at least 1960 to at least 2014.</p> <p>The site was not listed in the historical city directories reviewed.</p> | <p>The site was identified in the database report and on the FDEP Map Direct and OCULUS websites as a UST facility.</p> <p>55/9818999 (UST): According to the database report and documents reviewed on OCULUS, one 20,000-gallon ethanol E10 UST and one 20,000-gallon vehicular diesel UST were installed at the site in May 2022 and are currently in service. The USTs and dispensers are located on the western portion of the site, approximately 70 feet north of the subject corridor.</p> <p>No known discharges have been reported at the site.</p> | Figures 2-1 and 4-1; Appendix A- Photo 4 | Current USTs and associated piping | Not Available | <p>MEDIUM – This site is located adjacent to the north of the subject corridor, northeast of the intersection of SR 16, IGP, and Pacetti Road. A gas station has occupied the site since 2023. The site was listed as a UST facility. The USTs and dispensers are located on the western portion of the site, approximately 70 feet north of the subject corridor. No known discharges have been reported at the site.</p> <p>Further assessment in the vicinity of the site should include soil and/or groundwater sampling for VOAs, PAHs, and TRPH, if subsurface work is proposed on, or adjacent to, the site.</p> |
| Site 5 Publix Super Market #1729 Current Address(es): 170 Village Commons Drive Historical Address(es): NA Site Owner(s): Tsoumpas 203 Florida Group LLC et al Portions of RE# 0282200030 FDEP Fac. ID#: 55/9818790 | <p>This site is currently occupied by a Publix-anchored shopping center. The present-day commercial structure was constructed in 2022.</p> <p>Sanborn Fire Insurance Maps did not cover the site vicinity.</p> <p>Aerial photographs reviewed indicated that the site appeared to be sparsely wooded or grassy land from at least 1942 to at least 2014 and cleared land in 2021. The site has been developed with the present-day commercial structure since at least 2023. The property appeared to be used as cattle pasture from at least 1960 to at least 2014.</p> <p>The site was not listed in the historical city directories reviewed.</p> | <p>The site was not identified in the database report but was identified on the FDEP Map Direct and OCULUS websites as an AST facility.</p> <p>55/9818790 (AST): According to the documents reviewed on OCULUS, one 2,500-gallon emergency generator diesel fuel AST was installed at the site in 2021 and is currently in service. The AST is located on the eastern portion of the site, approximately 420 feet north of the subject corridor.</p> <p>No known discharges have been reported at the site.</p> | Figures 2-1 and 4-1; Appendix A- Photo 5 | Current AST and associated piping | Not Available | <p>LOW – This site is located north of the subject corridor, northeast of the intersection of SR 16, IGP, and Pacetti Road. A grocery store has occupied the site since 2022. The site was listed as an AST facility. The AST is located on the eastern portion of the site, approximately 420 feet north of the subject corridor. No known discharges have been reported at the site.</p> <p>Impacts to construction are not anticipated at this time.</p> |
| Site 6 Senior Living at the Greens Current Address(es): 4950 SR 16 Historical Address(es): NA Site Owner(s): St. Johns Senior Properties LLC RE# 0282200020 FDEP Fac. ID#s: 55/9819288 and 55/9819295 | <p>This site is currently occupied by the Senior Living at the Greens assisted living facility. The present-day residential structures were constructed in 2023.</p> <p>Sanborn Fire Insurance Maps did not cover the site vicinity.</p> <p>Aerial photographs reviewed indicated that the site appeared to be sparsely wooded or grassy land from at least 1942 to at least 2014 and cleared land in 2021. The site has been developed with the present-day residential structures since at least 2023. The property appeared to be used as cattle pasture from at least 1960 to at least 2014.</p> <p>The site was not listed in the historical city directories reviewed.</p> | <p>The site was identified in the database report and on the FDEP Map Direct and OCULUS websites as an AST facility.</p> <p>55/9819288 and 55/9819295 (AST): According to the database report and documents reviewed on OCULUS, one 747-gallon emergency generator diesel fuel AST and one 1,146-gallon emergency generator diesel fuel AST were installed at the site in July and December 2022, respectively, and are currently in service. The ASTs are located on the northern portion of the site, approximately 830 feet north of the subject corridor. The ASTs are also located approximately 410 feet and 775 feet northwest of Proposed Pond Site 1D.</p> <p>No known discharges have been reported at the site.</p> | Figures 2-1, 2-2, 4-1, and 4-2; Appendix A- Photo 6 | Current ASTs and associated piping | Not Available | <p>LOW – This site is located adjacent to the north of the subject corridor, east of the intersection of SR 16 and San Giacomo Road. An assisted living facility has occupied the site since 2023. The site was listed as an AST facility. The ASTs are located on the northern portion of the site, approximately 830 feet north of the subject corridor. The ASTs are also located approximately 410 feet and 775 feet northwest of Proposed Pond Site 1D. No known discharges have been reported at the site.</p> <p>Impacts to construction are not anticipated at this time.</p> |

Table 3
Site Summary and Risk Evaluation
SR 16 from IGP to I-95 (SR 9)
St. Johns County, Florida
FPID No: 210447-5-32-01

| Specific Sites Identified | Site Description and History | Documented Contamination/ File Review Results/Site Observations | Figures and Photographs | Potential Areas of Contamination Concern | Groundwater Flow Direction | FDOT Ranking System Results |
|---|---|---|---|--|----------------------------------|--|
| Site 7 Former Bellsouth Communications Tower Current Address(es): 4881 SR 16 Historical Address(es): NA Site Owner(s): St. Johns County RE# 0283900010 FDEP Fac. ID#: NA | This site is currently undergoing development (future Mill Creek Park). The site is not presently developed with any structures. Sanborn Fire Insurance Maps did not cover the site vicinity. Aerial photographs reviewed indicated that the site appeared to be sparsely wooded or wooded land from at least 1942 to at least 1993 and developed with a commercial structure from at least 2005 to at least 2023. A communications tower was visible on the eastern portion in 2005. The site was not listed in the historical city directories reviewed. | The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites; however, a communications tower was visible on the eastern portion of the site in the 2005 aerial photograph reviewed. The communications tower was located approximately 90 feet south of the subject corridor and 300 feet south of Proposed Pond Site 1D. An emergency generator and an associated propane and/or diesel fuel AST are typically associated with communications towers. ASL was unable to determine if an AST was formerly associated with the communications tower. No known discharges have been reported at the site. | Figures 2-1, 2-2, 4-1, and 4-2; Appendix A- Photo 7 | Former AST and associated piping | Not Available | LOW – This site is located adjacent to the south of the subject corridor, east of the intersection of SR 16 and San Giacomo Road. A commercial facility occupied the site from 1997 to 2023. A communications tower was formerly located on the site. ASL was unable to determine if an AST was formerly associated with the communications tower. No known discharges have been reported at the site. Impacts to construction are not anticipated at this time. |
| Site 8 Bellsouth Tel Inc. 3K099 Current Address(es): 4875 SR 16 Historical Address(es): NA Site Owner(s): Bellsouth Telecomm Inc. RE# 0283900020 FDEP Fac. ID#: 55/9700052 | This site is currently occupied by an AT&T facility. The present-day commercial structure was constructed in 1996. Sanborn Fire Insurance Maps did not cover the site vicinity. Aerial photographs reviewed indicated that the site appeared to be sparsely wooded or wooded land from at least 1942 to at least 1993 and has been developed with the present-day commercial structure since at least 2005. The site was not listed in the historical city directories reviewed. | The site was identified in the database report and on the FDEP Map Direct and OCULUS websites as an AST facility. 55/9700052 (AST): According to the database report and documents reviewed on OCULUS, one 2,000-gallon emergency generator diesel fuel AST was installed at the site in July 1996 and is currently in service. The AST is located on the central portion of the site, approximately 90 feet south of the subject corridor and 300 feet south of Proposed Pond Site 1D. No known discharges have been reported at the site. | Figures 2-2 and 4-2; Appendix A- Photo 8 | Current ASTs and associated piping | Not Available | LOW – This site is located adjacent to the south of the subject corridor, east of the intersection of SR 16 and San Giacomo Road. A commercial facility has occupied the site since 1996. The site was listed as an AST facility. The AST is located on the central portion of the site, approximately 90 feet south of the subject corridor and 300 feet south of Proposed Pond Site 1D. No known discharges have been reported at the site. Impacts to construction are not anticipated at this time. |
| Site 9 Clyde E. Lassen State Veterans Nursing Home Current Address(es): 4650 SR 16 Historical Address(es): NA Site Owner(s): State of Florida - TIITF RE# 0283600000 FDEP Fac. ID#s: SQG_177546 and 55/9812148 | This site is currently occupied by the Clyde E. Lassen State Veterans Nursing Home. The present-day structure was constructed in 2010. Sanborn Fire Insurance Maps did not cover the site vicinity. Aerial photographs reviewed indicated that the site appeared to be sparsely wooded or wooded land from at least 1942 to at least 1993 and has been developed with the present-day commercial structure since at least 2005. According to the city directories reviewed, the site has been occupied by the Clyde E. Lassen State Veterans Nursing Home since at least 2014. | The site was identified in the database report and/or on the FDEP Map Direct and OCULUS websites as a RCRA/N and AST facility. SQG_177546 (RCRA/N): According to the database report and a Facility Detailed List Report, the facility has been classified as a non-generator of hazardous waste since at least 2015. No waste streams are reportedly generated by the facility. No violations were noted for the facility, and no additional information was available for review on OCULUS. 55/9812148 (AST): According to the database report and documents reviewed on OCULUS, one 8,000-gallon emergency generator diesel fuel AST was installed at the site in December 2009 and is currently in service. The AST is located on the south-central portion of the site, approximately 210 feet north of the subject corridor, 415 feet north of Proposed Pond 1C, and 510 feet northwest of Proposed Pond 1A. No known discharges have been reported at the site. | Figures 2-2 and 4-2; Appendix A- Photo 9 | Hazardous waste generation; current ASTs and associated piping | Not Available | LOW – This site is located adjacent to the south of the subject corridor, northwest of the intersection of SR 16 and South Francis Road. A nursing home has occupied the site since 2010. The site was listed as a RCRA/N and AST facility. No waste streams are reportedly generated by the facility. The AST is located on the south-central portion of the site, approximately 210 feet north of the subject corridor, 415 feet north of Proposed Pond 1C, and 510 feet northwest of Proposed Pond 1A. No known discharges have been reported at the site. Impacts to construction are not anticipated at this time. |

Table 3
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| Specific Sites Identified | Site Description and History | Documented Contamination/ File Review Results/Site Observations | Figures and Photographs | Potential Areas of Contamination Concern | Groundwater Flow Direction | FDOT Ranking System Results |
|---|---|--|---|--|----------------------------------|---|
| Site 10 Adventure Landing Station Current Address(es): 2780 SR 16 Historical Address(es): NA Site Owner(s): NNN Reit Inc. RE# 0873500060 FDEP Fac. ID#: SQG_128379 | <p>This site is currently occupied by Adventure Landing. The present-day structures were constructed in 2000.</p> <p>Sanborn Fire Insurance Maps did not cover the site vicinity.</p> <p>Aerial photographs reviewed indicated that the site appeared to be sparsely wooded land from at least 1942 to at least 1952, developed with a sod farm in 1960, and primarily wooded land from at least 1971 to at least 1993. A residential-type structure was visible on the southeastern portion in 1993. The site has been developed with the present-day theme park since at least 2005.</p> <p>According to the city directories reviewed, the site was occupied by Family Fun Factory from at least 2000 to at least 2005, M I Paintball Store & Field from at least 2005 to at least 2010, and has been occupied by Adventure Landing since at least 2010.</p> | <p>The site was identified in the database report and/or on the FDEP Map Direct and OCULUS websites as a RCRAGN facility.</p> <p>SQG_128379 (RCRAGN): According to the database report and a Facility Detailed List Report, the facility has been classified as a non-generator of hazardous waste since at least 2012. Waste streams reportedly generated by the facility include mineral spirits from a parts washer and used oil. No violations were noted for the facility, and no additional information was available for review on OCULUS.</p> <p>No known discharges have been reported at the site.</p> | Figures 2-6 and 4-6; Appendix A- Photo 10 | Hazardous waste generation | Not Available | <p>LOW – This site is located adjacent to the northeast of the subject corridor, northwest of the intersection of SR 16 and Toms Road. A theme park has occupied the site since 2000. The site was listed as a RCRAGN facility. Waste streams reportedly generated by the facility include mineral spirits from a parts washer and used oil. No known discharges have been reported at the site.</p> <p>Impacts to construction are not anticipated at this time.</p> |
| Site 11 Flagler Cleaners Current Address(es): 2730 SR 16 Historical Address(es): NA Site Owner(s): Beemer & Associates XXXI LLC RE# 0873800000 FDEP Fac. ID#: NA | <p>This site is currently occupied by the Shoppes at Mill Creek (multiple commercial businesses). The present-day commercial structure was constructed in 2008.</p> <p>Sanborn Fire Insurance Maps did not cover the site vicinity.</p> <p>Aerial photographs reviewed indicated that the site appeared to wooded, grassy, and/or cleared land from at least 1942 to at least 2005 and has been developed with the present-day commercial structure since at least 2014.</p> <p>According to the city directories reviewed, the site has been occupied by multiple commercial businesses, including Flagler Cleaners in 2018, since at least 2010.</p> | <p>The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites; however, a drycleaner formerly occupied the site. A review of historical Google Street View photos indicated that a drycleaner facility occupied Suite 112 of the strip mall from at least 2016 to at least 2019. ASL was unable to determine if the facility was a full-service drycleaner or a drop-off facility.</p> <p>No known discharges have been reported at the site.</p> | Figures 2-6 and 4-6; Appendix A- Photo 11 | Former drycleaner | Not Available | <p>LOW – This site is located adjacent to the northeast of the subject corridor, northwest of the intersection of SR 16 and Toms Road. A drycleaner occupied the site from at least 2016 to at least 2019. No known discharges have been reported at the site.</p> <p>Impacts to construction are not anticipated at this time.</p> |

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|--|--|---|---|---|----------------------------------|---|
| Site 12 Racetrac #156 Current Address(es): 2711 SR 16 Historical Address(es): NA Site Owner(s): Racetrac Petroleum Inc. RE# 0874200070 FDEP Fac. ID#: 55/9810366 | <p>This site is currently occupied by a Racetrac gas station. The present-day gas station was constructed in 2008.</p> <p>Sanborn Fire Insurance Maps did not cover the site vicinity.</p> <p>Aerial photographs reviewed indicated that the site appeared to be wooded, grassy, and/or cleared land from at least 1942 to at least 2005 and has been developed with the present-day gas station since at least 2014.</p> <p>According to the city directories reviewed, the site has been occupied by a Racetrac gas station since at least 2018.</p> | <p>The site was identified in the database report and on the FDEP Map Direct and OCULUS websites as a UST facility.</p> <p>55/9810366 (UST): According to the database report and documents reviewed on OCULUS, one 20,000-gallon unleaded gasoline UST, one 12,000-gallon unleaded gasoline UST, and one 12,000-gallon vehicular diesel UST were installed at the site in April 2008 and are currently in service. The USTs and dispensers are located on the eastern and northeastern portions of the site, respectively, approximately 60 feet southwest of the subject corridor.</p> <p>A small amount of fuel, cracked/torn entry boots, and corrosion were noted around the premium STP sump in the vicinity of the tank pit in 2019. The sump was cleaned out and repaired. Soils samples were collected from the vicinity of the sump in May 2020 and January 2022. Petroleum-related contaminant concentrations were reportedly noted below their respective SCTLs.</p> <p>An approximate 100-gallon spill of diesel fuel was noted at the site in August 2022. Reportedly, the spill occurred when the diesel fuel was turned on prematurely while work was being conducted on one of the dispensers. The spill was contained, but approximately 25-30 gallons of the release entered a storm drain. The discharge reporting form indicated that soil was also affected and excavation would be required; however, no assessments were available for review on OCULUS. FDEP indicated the facility returned to compliance on September 1, 2022.</p> | Figures 2-6 and 4-6; Appendix A-Photo 12 | Current USTs and associated piping | Not Available | <p>MEDIUM – This site is located adjacent to the southwest of the subject corridor, west of the intersection of SR 16 and Toms Road. A gas station has occupied the site since 2008. The site was listed as a UST facility. The USTs and dispensers are located on the eastern and northeastern portions of the site, respectively, approximately 60 feet southwest of the subject corridor. An approximate 100-gallon spill of diesel fuel was noted at the site in August 2022. The spill was contained, but approximately 25-30 gallons of the release entered a storm drain.</p> <p>Further assessment in the vicinity of the site should include soil and/or groundwater sampling for VOAs, PAHs, and TRPH, if subsurface work is proposed on, or adjacent to, the site.</p> |
| Site 13 Hustler’s of Hollywood Current Address(es): 2575 SR 16 Historical Address(es): NA Site Owner(s): Live Oak Property Holdings LLC RE# 0874200060 FDEP Fac. ID#: SQG_85972 | <p>This site is currently occupied by Hustler Hollywood. The present-day commercial structure was constructed in 1996.</p> <p>Sanborn Fire Insurance Maps did not cover the site vicinity.</p> <p>Aerial photographs reviewed indicated that the site appeared to be wooded, grassy, and/or cleared land from at least 1942 to at least 1993 and has been developed with the present-day commercial structure since at least 2005.</p> <p>According to the city directories reviewed, the site was occupied by a carpet outlet in 2000, Harley-Davidson motorcycles and/or Eagle Rider Motorcycle Rentals from at least 2005 to at least 2014, and has been occupied by Hustler Hollywood since at least 2018.</p> | <p>The site was identified in the database report and/or on the FDEP Map Direct and OCULUS websites as a RCRAGN facility.</p> <p>SQG_85972 (RCRAGN): According to the database report and a Facility Detailed List Report, the facility was classified as a CESQG of hazardous waste and as a VSQG in 2016. The facility was formerly occupied by Harley Davidson. A comment dated, July 28, 2023, on the Facility Detailed List Report indicated that all of the prior waste info should be deleted since the facility was no longer a motorcycle shop. Waste streams reportedly generated by the former motorcycle shop included lead-acid batteries, mineral spirits from a parts washer, used oils and lubricants, rags with oil, and uncrushed oil filters. No violations were noted for the facility, and no additional information was available for review on OCULUS. A review of historical Google Street View photos indicated that the Harley Davidson shop was in operation until at least 2011.</p> <p>No known discharges have been reported at the site.</p> | Figures 2-6 and 4-6; Appendix A-Photo 13 | Hazardous waste generation; former auto repair operations | Not Available | <p>MEDIUM – This site is located adjacent to the southwest of the subject corridor, south of the intersection of SR 16 and Toms Road. A motorcycle shop occupied the site from at least 2005 to at least 2014. The site was listed as a RCRAGN facility. Waste streams reportedly generated by the former motorcycle shop included lead-acid batteries, mineral spirits from a parts washer, used oils and lubricants, rags with oil, and uncrushed oil filters. No known discharges have been reported at the site.</p> <p>Further assessment in the vicinity of the site should include soil and/or groundwater sampling for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), TRPH, and the 4 RCRA metals if subsurface work is proposed on, or adjacent to, the site.</p> |

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|---|---|---|---|--|----------------------------------|---|
| Site 14 Days Inn Current Address(es): 2560 SR 16 Historical Address(es): NA Site Owner(s): Shrijibapa LLC RE# 0874970000 FDEP Fac. ID#: 55/8838457 | <p>This site is currently occupied by a Days Inn hotel and an IHOP restaurant. The present-day commercial structures were constructed in 1972.</p> <p>Sanborn Fire Insurance Maps did not cover the site vicinity.</p> <p>Aerial photographs reviewed indicated that the site appeared to be sparsely wooded land from at least 1942 to at least 1960 and under construction in 1971. The site has been developed with the present-day commercial structures since at least 1980. A suspected fuel canopy was visible on the southwestern portion of the stie in 1980.</p> <p>According to the city directories reviewed, the site has been occupied by a Days Inn hotel and IHOP restaurant since at least 2005.</p> | <p>The site was identified in the database report and on the FDEP Map Direct and OCULUS websites as a UST facility.</p> <p>55/8838457 (UST): According to the database report and documents reviewed on OCULUS, two 10,000-gallon unleaded gasoline USTs and one 10,000-gallon leaded gasoline UST were installed at the site in June 1972 and removed in November 1990. The documents available for review on OCULUS did not indicate the location of the former tank pit or dispensers. ASL suspects that the former tank pit and dispensers were located on the southwestern portion of the site, directly adjacent to the northeast of the subject corridor.</p> <p>Documents reviewed on OCULUS indicated that the USTs were removed from the site; however, a TCAR was not available for review on OCULUS.</p> <p>No known discharges have been reported at the site.</p> | Figures 2-6 and 4-6; Appendix A- Photo 14 | Former USTs and associated piping | Not Available | <p>MEDIUM – This site is located adjacent to the northeast of the subject corridor, southeast of the intersection of SR 16 and Toms Road. Motels/hotels have occupied the site since at least 1980. A gas station operated at the motel/hotel from 1972 to 1990. The site was listed as a UST facility. ASL suspects that the former tank pit and dispensers were located on the southwestern portion of the site, directly adjacent to the northeast of the subject corridor. A TCAR was not available for review.</p> <p>Further assessment in the vicinity of the site should include soil and/or groundwater sampling for VOAs, PAHs, TRPH, and lead if subsurface work is proposed on, or adjacent to, the site.</p> |

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|---|--|---|---|---|----------------------------------|---|
| <p>Site 15 Texaco #24-110-0004/Pennzoil</p> <p>Current Address(es): 2500 SR 16</p> <p>Historical Address(es): NA</p> <p>Site Owner(s): McCormack David Michael & Kristine Marie Rev Liv Trust</p> <p>RE# 0874900000</p> <p>FDEP Fac. ID#s: FLD984190942 and 55/8515920</p> | <p>This site is currently occupied by Grease Monkey. The present-day commercial structure was constructed in 1968.</p> <p>Sanborn Fire Insurance Maps did not cover the site vicinity.</p> <p>Aerial photographs reviewed indicated that the site appeared to be grassy land from at least 1942 to at least 1960 and has been developed with the present-day commercial structure since at least 1971. The structure was developed with a suspected fuel canopy from at least 1971 to at least 2005.</p> <p>According to the city directories reviewed, the site was occupied by a Texaco gas station in 2000, First Coast Lubes Inc. from at least 2010 to at least 2018, and has been occupied by Grease Monkey since at least 2023.</p> | <p>The site was identified in the database report and/or on the FDEP Map Direct and OCULUS websites as a RCRA^{GN}, UST, LUST, and historical auto facility.</p> <p>FLD984190942 (RCRA^{GN}): According to the database report and documents reviewed on OCULUS, the facility was registered as a SQG of hazardous waste in 1991 and reclassified as a non-generator in 2002. According to a 2013 FDEP Inspection Report, the facility was operating as Pennzoil at that time and performed basic automotive fluid changes. The facility was reportedly connected to city sewer and water, but documents reviewed on OCULUS indicate the property appeared to historically have a potable well and septic system. Waste streams reportedly generated by the facility included benzene in the 1990s and used oil, used oil filters, used antifreeze, and spent fluorescent bulbs in 2013. Four areas of concern were identified during the 2013 inspection. The areas of concern included failing to properly label a used oil mobile cart, failing to clean up two releases of used oil near a concrete pad, failing to store a 250-gallon used oil tank located outside within adequate secondary containment, and failing to close one 5-gallon container of used oil filters stored outside. All of the areas of concern were reportedly corrected. No additional information was available for review on OCULUS.</p> <p>55/8515920 (UST and LUST): According to the database report and documents reviewed on OCULUS, one 8,000-gallon unleaded gasoline UST, one 10,000-gallon unleaded gasoline UST, one 12,000-gallon unleaded gasoline UST, and one 10,000-gallon vehicular diesel UST were installed at the site in May 1984 and removed in December 2002. One 550-gallon waste oil UST was installed at the site in July 1984 and removed in April 1991. One 1,000-gallon vehicular diesel UST and one 550-gallon waste oil UST were installed at the site at an unknown date and removed in April 1990. One of the 550-gallon waste oil USTs and the 1,000-gallon vehicular diesel UST were formerly located on the central portion of the site, adjacent to the northeast of the present-day structure. The remaining former USTs were located on the western corner of the site. The former dispensers were located on the southwestern portion of the site. The dispensers and closest former tank pit were located approximately 15 to 20 feet northeast of the subject corridor.</p> <p>Discharges of leaded gasoline and unleaded gasoline were reported for the facility on July 1, 1987, and a discharge of kerosene was reported for the facility on March 26, 1991. The 1987 discharges are eligible for state-assisted cleanup funding under the EDI program, and the 1991 discharge is eligible for state-assisted cleanup funding under the ATRP. The discharges were assigned a combined cleanup score of 10. According to an Interim Assessment Report, dated July 13, 2023, petroleum-related contaminant concentrations were noted above their respective GCTLs in groundwater samples collected from monitor wells on the southwestern half of the site and within one monitor well located within the SR 16 ROW. The groundwater contaminant plume has not been delineated. Assessment activities are ongoing at the property. Groundwater flow direction reportedly varied to the northwest and to the south. Depth to water in the shallow aquifer at the site was approximately 4 feet BLS during the most recent sampling event.</p> <p>Current and Former Auto Repair: According to documents reviewed on OCULUS, historical operations at the site included auto repair. According to an Addendum to CAR, dated June 22, 1991, groundwater samples collected from the 1,000-gallon UST located on the central portion of the site were analyzed for VOHs. Solvent-related contaminant concentrations were noted below their respective laboratory MDLs and GCTLs. No other areas of the site appear to have been sampled for potential solvent-related contamination.</p> | <p>Figures 2-6 and 4-6; Appendix A-Photo 15</p> | <p>Hazardous waste generation; former USTs and associated piping; current and former auto repair operations</p> | <p>Northwest and south</p> | <p>HIGH – This site is located adjacent to the northeast of the subject corridor, north of the intersection of SR 16 and CR 208. Various gas stations, service stations, and/or auto repair and maintenance facilities have occupied the site since at least 1971. The site was listed as a RCRA^{GN}, UST, LUST, and historical auto facility.</p> <p>One of the 550-gallon waste oil USTs and the 1,000-gallon vehicular diesel UST were formerly located on the central portion of the site, adjacent to the northeast of the present-day structure. The remaining USTs were formerly located on the western corner of the site. The former dispensers were located on the southwestern portion of the site. The dispensers and closest former tank pit were located approximately 15 to 20 feet northeast of the subject corridor.</p> <p>Discharges of leaded gasoline and unleaded gasoline were reported for the facility in 1987, and a discharge of kerosene was reported for the facility in 1991. Petroleum-related contaminant concentrations were noted above their respective GCTLs in groundwater samples collected from the site and within the SR 16 ROW during the most recent sampling event. Assessment activities are ongoing.</p> <p>Historical groundwater assessment activities conducted in 1991 in the vicinity of the former 1,000-gallon UST included laboratory analyses for VOHs. Solvent-related contaminant concentrations were noted below their respective laboratory MDLs. No other areas of the site appear to have been sampled for potential solvent-related contamination.</p> <p>Further assessment in the vicinity of the site should include soil and/or groundwater sampling for VOCs, SVOCs, TRPH, and the 4 RCRA metals if subsurface work is proposed on, or adjacent to, the site.</p> |

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|---|---|---|--|--|----------------------------------|--|
| <p>Site 16</p> <p>Exxon Station/Cell Tower</p> <p>Current Address(es): 2450 SR 16</p> <p>Historical Address(es): NA</p> <p>Site Owner(s): Maley Family Limited Ptnshp</p> <p>RE# 0875000000</p> <p>FDEP Fac. ID#: 55/8515941</p> | <p>This site is currently occupied by an Exxon gas station, multiple commercial businesses (no businesses of potential concern), and a cell tower. The present-day strip mall was constructed in 2000.</p> <p>Sanborn Fire Insurance Maps did not cover the site vicinity.</p> <p>Aerial photographs reviewed indicated that the site appeared to be sparsely wooded land from at least 1942 to at least 1960 and commercially developed since at least 1971. The southwestern portion of the site appeared to be developed with a suspected service station from at least 1971 to at least 1993 and has been developed with the present-day gas station, strip mall, and cell tower since at least 2005.</p> <p>According to the city directories reviewed, the site has been occupied by multiple commercial businesses, including an Exxon gas station, since at least 2005.</p> | <p>The site was identified in the database report and/or on the FDEP Map Direct and OCULUS websites as a UST, LUST, and historical auto facility.</p> <p>55/8515941 (UST and LUST):</p> <p>According to the database report and documents reviewed on OCULUS, one 6,000-gallon unleaded gasoline UST, one 8,000-gallon unleaded gasoline UST, one 10,000-gallon unleaded gasoline UST, one 1,000-gallon waste oil UST, and one 1,000-gallon fuel UST were installed at the stie in August 1980. The 1000-gallon fuel oil UST was removed in September 1992; the 1,000-gallon waste oil UST was removed in July 2000; and the three unleaded gasoline USTs were removed in September 2006. One 550-gallon waste oil UST and one 550-gallon fuel oil UST were installed at the site in July 1966, and one 20,000-gallon unleaded gasoline UST was installed at the site in October 2006. All three USTs are reportedly in service; however, ASL suspects that the two USTs installed in 1966 were removed at an unknown date. The current tank pit and dispensers are located on the central portion of the site, approximately 100 feet northeast of the eastern terminus of the subject corridor. The former tank pits and/or dispensers were located on the central and/or southwestern portions of the site. The dispensers and closest former tank pit were located approximately 25 to 30 feet northeast of the eastern terminus of the subject corridor.</p> <p>Discharges of unleaded gasoline were reported for the facility on September 18, 1985, and July 10, 2017. The 1985 discharge is eligible for state-assisted cleanup funding under the EDI program, and the 2017 discharge is ineligible for state-assisted cleanup funding. According to a Semi-Annual Post Active Remediation Monitoring (PARM) Report, dated July 20, 2022, reviewed on OCULUS, remaining petroleum-related contaminant concentrations exceeding their respective GCTLs were reportedly attributed to the 1985 discharge. As a result, an SRCO was issued for the 2017 discharge on October 20, 2022. According to a Task 2 - Deliverable Interim Site Assessment Report, dated Marh 30, 2023, petroleum-related contaminant concentrations were noted above their respective GCTLs in groundwater samples collected from a monitor well located on the central portion of the site, adjacent to the current tank pit, and from a monitor well located on the southwestern portion of the site, between the former tank pits and former dispensers. The contaminant plume appears to have been delineated. Assessment activities are ongoing at the property. Groundwater flow direction reportedly varied to the east and southeast. Depth to water in the shallow aquifer at the site was approximately 2 to 4 feet BLS during the most recent sampling events.</p> <p>Former Auto Repair:</p> <p>ASL suspects the historical operations at the site included auto repair in the former structure located on the northwestern portion of the site. Soil and/or groundwater samples collected from the site as part of historical assessment activities did not appear to include soil and/or groundwater sampling for potential solvent-related impacts.</p> <p>Cell Tower:</p> <p>A cell tower was observed on the northern portion of the site at the time of the site inspection. The cell tower is located approximately 250 feet northeast of the eastern terminus of the subject corridor. An emergency generator and an associated propane and/or diesel fuel AST are typically associated with cell tower sites. Suspected diesel fuel ASTs were observed beneath two emergency generators associated with the cell tower at this site, approximately 320 feet northeast of the eastern terminus of the subject corridor.</p> | <p>Figures 2-6 and 4-6;</p> <p>Appendix A-Photo 16</p> | <p>Current and former USTs and associated piping; former auto repair operations; current AST and associated piping</p> | <p>East and southeast</p> | <p>HIGH – This site is located adjacent to the north of the eastern terminus of the subject corridor, northwest of the I-95 interchange at SR 16. Various gas and/or service stations have occupied the site since the 1970s. The site has also been developed with a cell tower since at least 2005. The site was listed as a UST and LUST facility.</p> <p>The current tank pit and dispensers are located on the central portion of the site, approximately 100 feet northeast of the eastern terminus of the subject corridor. The former tank pits and/or dispensers were located on the central and/or southwestern portions of the site. The dispensers and closest former tank pit were located approximately 25 to 30 feet northeast of the eastern terminus of the subject corridor. Discharges of unleaded gasoline were reported for the facility in 1985 and 2017. The contaminant plume appears to have been delineated at the site. Assessment activities are ongoing.</p> <p>Historical assessment activities conducted at the site did not appear to include laboratory analysis for solvent-related contaminants.</p> <p>Suspected diesel fuel ASTs were observed beneath two emergency generators associated with the cell tower at this site, approximately 320 feet northeast of the eastern terminus of the subject corridor. No known discharges have been reported for the suspected diesel fuel ASTs.</p> <p>Further assessment in the vicinity of the site should include soil and/or groundwater sampling for VOCs, SVOCs, TRPH, and the 4 RCRA metals if subsurface work is proposed on, or adjacent to, the site.</p> |

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|--|--|--|---|--|----------------------------------|---|
| <p>Site 17 Quality Inn Motel/Discount Tire</p> <p>Current Address(es): 2445-2453 (odd) SR 16</p> <p>Historical Address(es): 2443 SR 16</p> <p>Site Owner(s): Jai-Amba-Ma Inc., Progressive Restaurants Inc., Halle Properties LLC</p> <p>RE#s 0875400000, 0875450000, and 0875450020</p> <p>FDEP Fac. ID#: 55/9102843</p> | <p>This site is currently occupied by a Red Roof PLUS+ hotel, Discount Tire, and a Taco Bell restaurant. The present-day commercial structures for the hotel were constructed in 1967 and 1993, and the present-day commercial structures for Taco Bell and Discount Tire were constructed in 2000 and 2013, respectively.</p> <p>Sanborn Fire Insurance Maps did not cover the site vicinity.</p> <p>Aerial photographs reviewed indicated that the site appeared to be wooded, grassy, and/or cleared land from at least 1942 to at least 1960. The southern/western portion appears to have been developed with the present-day structure and associated pool since at least 1971. The northwestern portion appeared to be developed with a structure and a suspected canopy from at least 1971 to at least 1980 and appeared to have been developed with the present-day commercial structure since at least 2005. The northeastern portion appears to have been developed with a former structure associated with the hotel/motel from at least 1971 to at least 1993, developed with a commercial structure in 2005, and appears to have been developed with the present-day commercial structure since at least 2014.</p> <p>According to the city directories reviewed, the site has been occupied by a Best Western or Red Roof PLUS+ motel/hotel and a Taco Bell restaurant since at least 2000. The site was occupied by a Shoney’s restaurant from at least 2000 to at least 2005, and has been occupied by Discount Tire since at least 2018.</p> | <p>The site was identified in the database report and/or on the FDEP Map Direct and OCULUS websites as a UST and LUST facility.</p> <p>55/9102843 (UST and LUST): According to the database report and documents reviewed on OCULUS, two 2,000-gallon USTs, contents unknown, we installed at the site at an unknown date and removed in June 1991. The USTs and dispensers were formerly located on the northwestern portion of the site, approximately 70 feet north of the eastern terminus of the subject corridor.</p> <p>A discharge of a petroleum product was reported for the facility on September 20, 1991. The discharge was eligible for state-assisted cleanup funding in the ATRP and assigned a cleanup score of 100. According to PARM Annual Report, dated December 20, 2005, reviewed on OCULUS, petroleum-related contaminant concentrations in groundwater samples collected from the vicinity of the former gas station were below their respective GCTLs, except for benzene (1.4 ug/L) in monitor well MW-12. MW-12 was located north of the Taco Bell restaurant and adjacent to the south of an access road, approximately 65 feet south of the eastern terminus of the subject corridor. An SRCO was issued for the discharge on April 12, 2006. All of the monitor wells were properly abandoned in 2006. Groundwater flow direction was reportedly to the north-northwest. Depth to water in the shallow aquifer at the site was approximately 0.5 to 4 feet BLS during the most recent sampling event.</p> <p>According to a Notice of Intent to Discharge, dated November 10, 2021, provided by FDOT, petroleum-related contamination was noted in the FDOT ROW adjacent to the north of Site 17. The contamination was identified during utility construction for the I-95 and SR 16 interchange project (FPID No. 434615-2-52-01). FDOT indicated that they would operate a groundwater treatment system to remove contaminants from groundwater recovered during dewatering activities as part of the interchange project.</p> <p>Auto Repair: Operations at the Discount Tire facility, located on the northeastern portion of the site, is reportedly limited to tire maintenance.</p> | <p>Figures 2-6 and 4-6; Appendix A-Photos 17-18</p> | <p>Former USTs and associated piping; current auto repair operations</p> | <p>North-northwest</p> | <p>MEDIUM – This site is located south of the eastern terminus of the subject corridor, southwest of the I-95 interchange at SR 16. Motels/hotels have occupied the site since at least 1971; restaurants have occupied the site since at least 2000; and a tire maintenance facility has occupied the site since at least 2014. A gas station operated at the motel/hotel from at least 1971 to at least the 1980s. The site was listed as a UST and LUST facility.</p> <p>The USTs and dispensers were formerly located on the northwestern portion of the site, approximately 70 feet north of the eastern terminus of the subject corridor. A discharge of a petroleum product was reported for the facility in 1991. An SRCO was issued for the discharge in 2006; however, benzene was noted slightly above its’ present-day GCTL of 1 ug/L in a groundwater sample collected from one of the monitor wells. Petroleum-related contamination was also noted adjacent to the north of Site 17 within the FDOT ROW in 2021 as part of the I-95 and SR 16 interchange project (FPID No. 434615-2-52-01).</p> <p>Further assessment in the vicinity of the site should include soil and/or groundwater sampling for VOAs, PAHs, and TRPH if subsurface work is proposed on, or adjacent to, the site.</p> |
| <p>Site 18 Cell/Radio Tower SR16 & I-95</p> <p>Current Address(es): NA</p> <p>Historical Address(es): NA</p> <p>Site Owner(s): FDOT</p> <p>RE# NA</p> <p>FDEP Fac. ID#: NA</p> | <p>This site is currently developed with a cell or radio tower. The present-day tower was constructed between 1993 and 2005.</p> <p>Sanborn Fire Insurance Maps did not cover the site vicinity.</p> <p>Aerial photographs reviewed indicated that the site appeared to be grassy and/or cleared land from at least 1942 to at least 1993 and has been developed with a cell or radio tower since at least 2005.</p> <p>The site was not listed in the historical city directories reviewed.</p> | <p>The site was not identified in the database report or FDEP Map Direct and OCULUS websites; however, a cell or radio tower was observed on the site at the time of the site inspection. The tower is located approximately 475 feet southeast of the eastern terminus of the subject corridor. An emergency generator and an associated propane and/or diesel fuel AST are typically associated with cell and radio tower sites. A 500-gallon propane AST was observed on the northwestern corner of the site, approximately 480 feet southeast of the eastern terminus of the subject corridor.</p> <p>No known discharges have been reported at the site.</p> | <p>Figures 2-6 and 4-6; Appendix A-Photo 19</p> | <p>Current AST and associated piping</p> | <p>Not Available</p> | <p>NO – This site is located southeast of the eastern terminus of the subject corridor within the southwestern portion of the I-95 interchange at SR 16. A cell or radio tower has occupied the site since at least 2005. One 500-gallon propane AST is currently located at the site. The AST is located approximately 480 feet southeast of the eastern terminus of the subject corridor. No known discharges have been reported at the site.</p> <p>Impacts to construction are not anticipated at this time.</p> |

Table 3
Site Summary and Risk Evaluation
SR 16 from IGP to I-95 (SR 9)
St. Johns County, Florida
FPID No: 210447-5-32-01

| Specific Sites Identified | Site Description and History | Documented Contamination/ File Review Results/Site Observations | Figures and Photographs | Potential Areas of Contamination Concern | Groundwater Flow Direction | FDOT Ranking System Results |
|---|--|---|---|--|----------------------------------|---|
| Site 19 Former Suspected Agriculture Areas (ROW Only) Current Address(es): NA Historical Address(es): NA Site Owner(s): FDOT RE# NA FDEP Fac. ID#: NA | <p>This site is currently wooded or grassy land or developed with SR 16 or drainage ditches. The site is not presently developed with any structures.</p> <p>Sanborn Fire Insurance Maps did not cover the site vicinity.</p> <p>Aerial photographs reviewed indicated that portions of the present-day SR 16 ROW were agriculturally developed as early as 1952 and as recently as 2005. Since being agriculturally developed, some of the areas have remained wooded and/or grassy land. Other areas have been redeveloped with lanes for SR 16 or drainage ditches.</p> <p>The site was not listed in the historical city directories reviewed.</p> | <p>The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites. No known discharges have been reported at the site.</p> <p>Former Agriculture Use: Portions of the present-day SR 16 ROW were agriculturally developed as early as 1952 and as recently as 2005. Some of the areas are currently wooded and/or grassy land. Other areas have been redeveloped with lanes for SR 16 or drainage ditches.</p> | Figures 2-1, 2-2, 2-3, 2-6, 4-1, 4-2, 4-3, and 4-6; Appendix A-Photos 20-24 | Historical agriculture activities | Not Available | <p>MEDIUM – This site is located in five areas (Sites 19a-19e) along the subject corridor within the present-day SR 16 ROW. All five areas were agriculturally developed at some point in time between 1952 and 2005. No known discharges have been reported at the site.</p> <p>If redevelopment (construction of lanes for SR 16 and/or drainage ditches) has not already occurred in these areas, further assessment in the vicinity of the site should include soil and/or groundwater sampling for organochlorine pesticides, organophosphorus pesticides, chlorinated herbicides, arsenic, and copper, if subsurface work is proposed on, or adjacent to, the site.</p> |
| Proposed Pond Site 1A Residence, vacant commercial property, and predominantly grassy land Current Address(es): 4600-4610 (even) SR 16 Historical Address(es): NA Site Owner(s): Willett Karen Goodall, Cross County Plaza Inc., Odom Charles Anthony, and Brittney Joy RE# 0284500000 and portions of RE#s 0284300000, 0284600010, 0284600020, and 0284600000 FDEP Fac. ID#: NA | <p>This site is currently grassy land partially developed with residential and commercial structures. The present-day residential and commercial structures were constructed in 1941 and 1970, respectively.</p> <p>Sanborn Fire Insurance Maps did not cover the site vicinity.</p> <p>Aerial photographs reviewed indicated that the southwestern portion of the site has been residentially developed since at least 1942. The remaining portions of the site appeared to be grassy land in 1942, agriculturally developed in 1952, and grassy land in 1960. The southeastern portion of the site has been commercially developed since at least 1971. The northern half of the site has been predominantly grassy land since at least 1971 and was temporary developed with mobile-home type structures from at least 1993 to at least 2005.</p> <p>According to the city directories reviewed, the site was occupied by Cruise America Motorhome Rental and RV Specialists in 2000; S R Designer Alteration Plus, If You Need Help bill paying services, and B U-Haul Co. in 2005; and S R Designer Alteration Plus in 2010. The site has been residentially developed since at least 2000.</p> | <p>The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites. No known discharges have been reported at the site.</p> <p>Former Agriculture Use: The entire site, except for the southwestern portion, appeared to be agriculturally developed in 1952.</p> <p>Former Commercial Use: No concerns were noted from the former commercial uses of the site listed in the city directories reviewed.</p> <p>Other Potential Contaminated Sites: One potential contaminated site (Site 9) was identified within the vicinity of Proposed Pond Site 1A. A brief description of these sites is provided below, and a detailed discussion of these sites was provided previously in Table 1.</p> <p>Site 9 is located adjacent to the west of Proposed Pond Site 1A. Site 9 is a RCRAGN and AST facility.</p> | Figures 2-2 and 4-2; Appendix A-Photo 25 | Historical agriculture activities Hazardous waste generation; current ASTs and associated piping (Site 9) | Not Available | <p>MEDIUM – This site is located adjacent to the north of the subject corridor, northwest of the intersection of SR 16 and South Francis Road. The entire site, except for the southwestern portion, appeared to be agriculturally developed in 1952. No known discharges have been reported at the site.</p> <p>One potential contaminated site (Site 9) was identified within the vicinity of Proposed Pond Site 1A. Site 9 is a RCRAGN and AST facility. No known discharges have been reported at Site 9.</p> <p>Further assessment in the vicinity of the site should include soil and/or groundwater sampling for organochlorine pesticides, organophosphorus pesticides, chlorinated herbicides, arsenic, and copper, if subsurface work is proposed on, or adjacent to, the site.</p> |

Table 3
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St. Johns County, Florida
FPID No: 210447-5-32-01

| Specific Sites Identified | Site Description and History | Documented Contamination/ File Review Results/Site Observations | Figures and Photographs | Potential Areas of Contamination Concern | Groundwater Flow Direction | FDOT Ranking System Results |
|---|---|---|--|--|----------------------------------|--|
| Proposed Pond Site 1B Predominantly grassy land Current Address(es): 4596 SR 16 Historical Address(es): NA Site Owner(s): Willett Karen Goodall, Cross County Plaza Inc., Odom Charles Anthony, and Brittney Joy Portions of RE#s 0284200000 and 0284270040 FDEP Fac. ID#: NA | This site is currently grassy land. The site is not presently developed with any structures. Sanborn Fire Insurance Maps did not cover the site vicinity. Aerial photographs reviewed indicated that the site has been wooded and/or grassy land since at least 1942. The southwestern portion appeared to be agriculturally developed in 1960. According to the city directories reviewed, the site's parent parcels have been residentially developed since at least 2005. | The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites. No known discharges have been reported at the site. Former Agriculture Use: The southwestern portion of the site appeared to be agriculturally developed in 1960. Other Potential Contaminated Sites: One potential contaminated site (Site 9) was identified within the vicinity of Proposed Pond Site 1B. A brief description of these sites is provided below, and a detailed discussion of these sites was provided previously in Table 1. Site 9 is located approximately 300 feet west of Proposed Pond Site 1B. Site 9 is a RCRA ¹ GN and AST facility. | Figures 2-2 and 4-2; Appendix A- Photo 26 | Historical agriculture activities Hazardous waste generation; current ASTs and associated piping (Site 9) | Not Available | MEDIUM – This site is located approximately 550 feet north of the subject corridor, northwest of the intersection of SR 16 and South Francis Road. The southwestern portion of the site appeared to be agriculturally developed in 1960. No known discharges have been reported at the site. One potential contaminated site (Site 9) was identified within the vicinity of Proposed Pond Site 1B. Site 9 is a RCRA ¹ GN and AST facility. No known discharges have been reported at Site 9. Further assessment in the vicinity of the site should include soil and/or groundwater sampling for organochlorine pesticides, organophosphorus pesticides, chlorinated herbicides, arsenic, and copper, if subsurface work is proposed on, or adjacent to, the site. |
| Proposed Pond Site 1C Wooded land Current Address(es): NA Historical Address(es): NA Site Owner(s): SR XVI LLC RE# 0283900040 FDEP Fac. ID#: NA | This site is currently wooded land. The site is not presently developed with any structures. Sanborn Fire Insurance Maps did not cover the site vicinity. Aerial photographs reviewed indicated that the site has been wooded and/or grassy land since at least 1942. The site was not listed in the historical city directories reviewed. | The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites. No known discharges have been reported at the site. Other Potential Contaminated Sites: One potential contaminated site (Site 9) was identified within the vicinity of Proposed Pond Site 1C. A brief description of these sites is provided below, and a detailed discussion of these sites was provided previously in Table 1. Site 9 is located approximately 200 feet north of Proposed Pond Site 1C, across SR 16. Site 9 is a RCRA ¹ GN and AST facility. | Figures 2-2 and 4-2; Appendix A- Photo 27 | Hazardous waste generation; current ASTs and associated piping (Site 9) | Not Available | LOW – This site is located adjacent the south of the subject corridor, northwest of the intersection of SR 16 and South Francis Road. No known discharges have been reported at the site. One potential contaminated site (Site 9) was identified within the vicinity of Proposed Pond Site 1C. Site 9 is a RCRA ¹ GN and AST facility. No known discharges have been reported at Site 9. Impacts to construction are not anticipated at this time. |
| Proposed Pond Site 1D Wooded land Current Address(es): 5000 SR 16 Historical Address(es): NA Site Owner(s): World Commerce Center LLP Portions of RE#s 0282200000 and 0283600010 FDEP Fac. ID#: NA | This site is currently wooded land. The site is not presently developed with any structures. Sanborn Fire Insurance Maps did not cover the site vicinity. Aerial photographs reviewed indicated that the site has been wooded and/or grassy land since at least 1942. The property appeared to be used as cattle pasture from at least 1960 to at least 2014. The site was not listed in the historical city directories reviewed. | The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites. No known discharges have been reported at the site. Other Potential Contaminated Sites: Three potential contaminated sites (Sites 6, 7, and 8) were identified within the vicinity of Proposed Pond Site 1D. A brief description of these sites is provided below, and a detailed discussion of these sites was provided previously in Table 1. Site 6 is located adjacent to the northwest of Proposed Pond Site 1D. Site 6 is an AST facility. Sites 7 and 8 are located approximately 200 feet south of Proposed Pond Site 1D, across SR 16. Site 7 is a suspected former AST facility, and Site 8 is an AST facility. A portion of Site 19 is located approximately 220 feet southwest of Proposed Pond Site 1D, across SR 16. Site 19 is a former agriculturally-developed area and is not suspected of posing an impact risk to Proposed Pond Site 1D. | Figures 2-1, 2-2, 4-1, and 4-2; Appendix A- Photo 28 | Current and former ASTs and associated piping (Sites 6, 7, and 8) | Not Available | LOW – This site is located adjacent the north of the subject corridor, east of the intersection of SR 16 and San Giacomo Road. No known discharges have been reported at the site. Three potential contaminated sites (Sites 6, 7, and 8) were identified within the vicinity of Proposed Pond Site 1D. Sites 6 and 8 are AST facilities, and Site 7 is a suspected former AST facility. No known discharges have been reported at Sites 6, 7, and 8. Impacts to construction are not anticipated at this time. |

Table 3
Site Summary and Risk Evaluation
SR 16 from IGP to I-95 (SR 9)
St. Johns County, Florida
FPID No: 210447-5-32-01

| Specific Sites Identified | Site Description and History | Documented Contamination/ File Review Results/Site Observations | Figures and Photographs | Potential Areas of Contamination Concern | Groundwater Flow Direction | FDOT Ranking System Results |
|--|--|---|---|--|----------------------------------|--|
| Proposed Pond Site 2A Wooded and grassy land developed with a pond Current Address(es): 4200 SR 16 Historical Address(es): NA Site Owner(s): Day Late Enterprises Inc. Portions of RE# 0272700000 FDEP Fac. ID#: NA | This site is currently wooded and grassy land partially developed with a pond. The site is not presently developed with any structures. Sanborn Fire Insurance Maps did not cover the site vicinity. Aerial photographs reviewed indicated that the site has been wooded, grassy, and/or cleared land since at least 1942. A pond has been visible on the western portion of the site since at least 2014. The site was not listed in the historical city directories reviewed. | The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites. No known discharges have been reported at the site. Other Potential Contaminated Sites: No potential contaminated sites were identified within the vicinity of Proposed Pond Site 2A. | Figures 2-3 and 4-3; Appendix A-Photo 29 | None | Not Available | NO – This site is located adjacent the southwest of the subject corridor, southeast of the intersection of SR 16 and Turnbull Drive. No known discharges have been reported at the site. No potential contaminated sites were identified within the vicinity of Proposed Pond Site 2A. Impacts to construction are not anticipated at this time. |
| Proposed Pond Site 2B Wooded land Current Address(es): 4190 SR 16 Historical Address(es): NA Site Owner(s): TGC St Johns LLC Portions of RE# 0272600000 FDEP Fac. ID#: NA | This site is currently wooded land. The site is not presently developed with any structures. Sanborn Fire Insurance Maps did not cover the site vicinity. Aerial photographs reviewed indicated that the site has been wooded, grassy, and/or cleared land since at least 1942. Rows of trees have been visible on the site since at least 1993. The site was not listed in the historical city directories reviewed. | The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites. No known discharges have been reported at the site. Other Potential Contaminated Sites: No potential contaminated sites were identified within the vicinity of Proposed Pond Site 2B. | Figures 2-3 and 4-3; Appendix A-Photo 30 | None | Not Available | NO – This site is located adjacent the northeast of the subject corridor, southeast of the intersection of SR 16 and Turnbull Drive. No known discharges have been reported at the site. No potential contaminated sites were identified within the vicinity of Proposed Pond Site 2A. Impacts to construction are not anticipated at this time. |
| Preferred Pond Site 2C/Floodplain Compensation Area Wooded and grassy land Current Address(es): 4200 SR 16 Historical Address(es): NA Site Owner(s): Day Late Enterprises Inc. Portions of RE# 0272700000 FDEP Fac. ID#: NA | This site is currently wooded and grassy land. The site is not presently developed with any structures. Sanborn Fire Insurance Maps did not cover the site vicinity. Aerial photographs reviewed indicated that the site has been wooded and/or grassy land since at least 1942. Rows of trees have been visible on the site since at least 1993. The site was not listed in the historical city directories reviewed. | The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites. No known discharges have been reported at the site. Other Potential Contaminated Sites: No potential contaminated sites were identified within the vicinity of Preferred Pond Site 2C and the Floodplain Compensation Area. | Figures 2-3 and 4-3; Appendix A-Photo 31 | None | Not Available | NO – This site is located adjacent the southwest of the subject corridor, southeast of the intersection of SR 16 and Turnbull Drive. No known discharges have been reported at the site. No potential contaminated sites were identified within the vicinity of Preferred Pond Site 2C and the Floodplain Compensation Area. Impacts to construction are not anticipated at this time. |

Table 3
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| Specific Sites Identified | Site Description and History | Documented Contamination/ File Review Results/Site Observations | Figures and Photographs | Potential Areas of Contamination Concern | Groundwater Flow Direction | FDOT Ranking System Results |
|--|---|--|--|--|----------------------------------|--|
| Proposed Pond Site 3A Cattle pasture Current Address(es): 4195 SR 16 Historical Address(es): NA Site Owner(s): Lewis Michael H. and Lewis Rannah E. Portions of RE# 0273700010 FDEP Fac. ID#: NA | This site is currently grassy land utilized as cattle pasture. The site is not presently developed with any structures. Sanborn Fire Insurance Maps did not cover the site vicinity. Aerial photographs reviewed indicated that the site has been wooded and/or grassy land since at least 1942. The property has been used as cattle pasture since at least 1971. The site was not listed in the historical city directories reviewed. According to the city directories reviewed, the site's parent parcel has been residentially developed since at least 2000. | The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites. No known discharges have been reported at the site. Other Potential Contaminated Sites: No potential contaminated sites were identified within the vicinity of Proposed Pond Site 3A. | Figures 2-3 and 4-3; Appendix A- Photo 32 | None | Not Available | NO – This site is located adjacent the southwest of the subject corridor, southeast of the intersection of SR 16 and Turnbull Drive. No known discharges have been reported at the site. No potential contaminated sites were identified within the vicinity of Proposed Pond Site 3A. Impacts to construction are not anticipated at this time. |
| Proposed Pond Site 3B Wooded land Current Address(es): 4190 SR 16 Historical Address(es): NA Site Owner(s): TGC St Johns LLC Portions of RE# 0272600000 FDEP Fac. ID#: NA | This site is currently wooded land. The site is not presently developed with any structures. Sanborn Fire Insurance Maps did not cover the site vicinity. Aerial photographs reviewed indicated that the site appeared to be wooded and/or grassy land from at least 1942 to at least 1952, developed with a rural residential property in 1960, and has been wooded and/or grassy land since at least 1971. Rows of trees have been visible on the site since at least 1980. The site was not listed in the historical city directories reviewed. | The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites. No known discharges have been reported at the site. Other Potential Contaminated Sites: No potential contaminated sites were identified within the vicinity of Proposed Pond Site 3B. | Figures 2-3 and 4-3; Appendix A- Photo 33 | None | Not Available | NO – This site is located adjacent the northeast of the subject corridor, southeast of the intersection of SR 16 and Turnbull Drive. No known discharges have been reported at the site. No potential contaminated sites were identified within the vicinity of Proposed Pond Site 3B. Impacts to construction are not anticipated at this time. |
| Preferred Pond Site 3C Wooded land Current Address(es): 4100 SR 16 Historical Address(es): NA Site Owner(s): Southeast Land Ventures LLC RE# 0272900000 FDEP Fac. ID#: NA | This site is currently wooded land. The site is not presently developed with any structures. Sanborn Fire Insurance Maps did not cover the site vicinity. Aerial photographs reviewed indicated that the site has been wooded and/or grassy land since at least 1942. The site was not listed in the historical city directories reviewed. | The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites. No known discharges have been reported at the site. Other Potential Contaminated Sites: No potential contaminated sites were identified within the vicinity of Preferred Pond Site 3C. | Figures 2-3 and 4-3; Appendix A- Photo 34 | None | Not Available | NO – This site is located adjacent the northeast of the subject corridor, southeast of the intersection of SR 16 and Turnbull Drive. No known discharges have been reported at the site. No potential contaminated sites were identified within the vicinity of Preferred Pond Site 3C. Impacts to construction are not anticipated at this time. |

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SR 16 from IGP to I-95 (SR 9)
St. Johns County, Florida
FPID No: 210447-5-32-01

| Specific Sites Identified | Site Description and History | Documented Contamination/ File Review Results/Site Observations | Figures and Photographs | Potential Areas of Contamination Concern | Groundwater Flow Direction | FDOT Ranking System Results |
|--|---|--|---|--|----------------------------------|---|
| Proposed Pond Site 4A Wooded land Current Address(es): 3756 and 3800 SR 16 Historical Address(es): NA Site Owner(s): Cheng Dar-Guam and Cheng Tra-Joy Y. Portions of RE#s 0290600010 and 0290600020 FDEP Fac. ID#: NA | This site is currently wooded land. The site is not presently developed with any structures. Sanborn Fire Insurance Maps did not cover the site vicinity. Aerial photographs reviewed indicated that the site appeared to be wooded and/or grassy land partially developed with a rural residential property from at least 1942 to at least 1971. The site has been wooded and/or cleared land since at least 1980. The site was not listed in the historical city directories reviewed. | The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites. No known discharges have been reported at the site. Other Potential Contaminated Sites: No potential contaminated sites were identified within the vicinity of Proposed Pond Site 4A. | Figures 2-4 and 4-4; Appendix A-Photo 35 | None | Not Available | NO – This site is located adjacent the northeast of the subject corridor, northwest of the intersection of SR 16, Turnbull Creek Road, and Tomoka Pines Drive. No known discharges have been reported at the site. No potential contaminated sites were identified within the vicinity of Proposed Pond Site 4A. Impacts to construction are not anticipated at this time. |
| Proposed Pond Site 4B Grassy land Current Address(es): NA Historical Address(es): NA Site Owner(s): Day Late Enterprises Inc. Portions of RE# 0274400010 FDEP Fac. ID#: NA | This site is currently grassy land. The site is not presently developed with any structures. Sanborn Fire Insurance Maps did not cover the site vicinity. Aerial photographs reviewed indicated that the site has been wooded, grassy, and/or cleared land since at least 1942. A pond or low-lying area was visible on the eastern portion of the site from at least 1942 to at least 1980. The property appeared to be used as cattle pasture from at least 1993 to at least 2014. The site was not listed in the historical city directories reviewed. | The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites. No known discharges have been reported at the site. Filled-in Pond: A small pond or low-lying area was visible on the eastern portion of the site from at least 1942 to at least 1980 in the aerial photographs reviewed. The pond or low-lying area appeared to be filled in the 1993 aerial photograph reviewed. The source of the fill material is unknown. Other Potential Contaminated Sites: No potential contaminated sites were identified within the vicinity of Proposed Pond Site 4B. | Figures 2-4 and 4-4; Appendix A-Photo 36 | Unknown fill material | Not Available | MEDIUM – This site is located adjacent the southwest of the subject corridor, northwest of the intersection of SR 16, Turnbull Creek Road, and Tomoka Pines Drive. A small pond or low-lying area was visible on the eastern portion of the site from at least 1942 to at least 1980. The pond or low-lying area appeared to be filled in sometime between 1980 and 1993. No known discharges have been reported at the site. No potential contaminated sites were identified within the vicinity of Proposed Pond Site 4B. Further assessment at the site in the vicinity of the former pond should include soil and/or groundwater sampling for VOCs, SVOCs, TRPH, and the 4 RCRA metals. |
| Preferred Pond Site 4C Grassy land Current Address(es): NA Historical Address(es): NA Site Owner(s): Day Late Enterprises Inc. RE# 0274400010 FDEP Fac. ID#: NA | This site is currently grassy land. The site is not presently developed with any structures. Sanborn Fire Insurance Maps did not cover the site vicinity. Aerial photographs reviewed indicated that the site has been wooded, grassy, and/or cleared land since at least 1942. A pond or low-lying area was visible on the northeastern portion of the site from at least 1942 to at least 1980. The property appeared to be used as cattle pasture from at least 1993 to at least 2014. The site was not listed in the historical city directories reviewed. | The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites. No known discharges have been reported at the site. Filled-in Pond: A small pond or low-lying area was visible on the northeastern portion of the site from at least 1942 to at least 1980 in the aerial photographs reviewed. The pond or low-lying area appeared to be filled in the 1993 aerial photograph reviewed. The source of the fill material is unknown. Other Potential Contaminated Sites: No potential contaminated sites were identified within the vicinity of Preferred Pond Site 4C. | Figures 2-4 and 4-4; Appendix A-Photo 37 | Unknown fill material | Not Available | MEDIUM – This site is located adjacent the southwest of the subject corridor, northwest of the intersection of SR 16, Turnbull Creek Road, and Tomoka Pines Drive. A small pond or low-lying area was visible on the northeastern portion of the site from at least 1942 to at least 1980. The pond or low-lying area appeared to be filled in sometime between 1980 and 1993. No known discharges have been reported at the site. No potential contaminated sites were identified within the vicinity of Preferred Pond Site 4C. Further assessment at the site in the vicinity of the former pond should include soil and/or groundwater sampling for VOCs, SVOCs, TRPH, and the 4 RCRA metals. |

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| Specific Sites Identified | Site Description and History | Documented Contamination/ File Review Results/Site Observations | Figures and Photographs | Potential Areas of Contamination Concern | Groundwater Flow Direction | FDOT Ranking System Results |
|---|---|---|--|--|----------------------------------|--|
| Proposed Pond Site 5A Grassy land Current Address(es): NA Historical Address(es): NA Site Owner(s): Macv Properties LLC Portions of RE# 0274400020 FDEP Fac. ID#: NA | This site is currently grassy land. The site is not presently developed with any structures. Sanborn Fire Insurance Maps did not cover the site vicinity. Aerial photographs reviewed indicated that the site has been wooded, grassy, and/or cleared land since at least 1942. The property appeared to be used as cattle pasture from at least 1993 to at least 2014. The site was not listed in the historical city directories reviewed. | The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites. No known discharges have been reported at the site. Other Potential Contaminated Sites: No potential contaminated sites were identified within the vicinity of Proposed Pond Site 5A. | Figures 2-4, 2-5, 4-4, and 4-5; Appendix A- Photo 38 | None | Not Available | NO – This site is located adjacent the southwest of the subject corridor, southeast of the intersection of SR 16, Turnbull Creek Road, and Tomoka Pines Drive. No known discharges have been reported at the site. No potential contaminated sites were identified within the vicinity of Proposed Pond Site 5A. Impacts to construction are not anticipated at this time. |
| Proposed Pond Site 5B Wooded and grassy land Current Address(es): 3500 SR 16 Historical Address(es): NA Site Owner(s): Calvary Baptist Church Inc. Of Portions of RE# 0274400040 FDEP Fac. ID#: NA | This site is currently wooded and grassy land. The site is not presently developed with any structures. Sanborn Fire Insurance Maps did not cover the site vicinity. Aerial photographs reviewed indicated that the site has been wooded, grassy, and/or cleared land since at least 1942. Rows of trees were visible on the site in 1993. A pond was visible on the northwestern portion of the site in 2014. According to the city directories reviewed, the site’s parent parcel has occupied by the Calvary Baptist Church and/or Turning Point Christian Academy since at least 2005. | The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites. No known discharges have been reported at the site. Filled-in Pond: A small pond was visible on the northwestern portion of the site in the 2014 aerial photograph reviewed. The pond appeared to be filled in the 2021 aerial photograph reviewed. The source of the fill material is unknown. Other Potential Contaminated Sites: No potential contaminated sites were identified within the vicinity of Proposed Pond Site 5B. | Figures 2-4, 2-5, 4-4, and 4-5; Appendix A- Photo 39 | Unknown fill material | Not Available | MEDIUM – This site is located adjacent the northeast of the subject corridor, southeast of the intersection of SR 16, Turnbull Creek Road, and Tomoka Pines Drive. A small pond was visible on the northwestern portion of the site in 2014. The pond appeared to be filled in sometime between 2014 and 2021. No known discharges have been reported at the site. No potential contaminated sites were identified within the vicinity of Proposed Pond Site 5B. Further assessment at the site in the vicinity of the former pond should include soil and/or groundwater sampling for VOCs, SVOCs, TRPH, and the 4 RCRA metals. |
| Proposed Pond Site 6A Wooded land Current Address(es): 50 Windward Ranch Boulevard Historical Address(es): NA Site Owner(s): LTI Property Jacksonville LLC RE# 0274400050 FDEP Fac. ID#: NA | This site is currently wooded land. The site is not presently developed with any structures. Sanborn Fire Insurance Maps did not cover the site vicinity. Aerial photographs reviewed indicated that the site has been wooded and/or grassy land since at least 1942. An access road has transected the eastern portion of the site since at least 1971. Rows of trees have been visible on the site since at least 1980. The site was not listed in the historical city directories reviewed. | The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites. No known discharges have been reported at the site. Other Potential Contaminated Sites: No potential contaminated sites were identified within the vicinity of Proposed Pond Site 6A. | Figures 2-5 and 4-5; Appendix A- Photo 40 | None | Not Available | NO – This site is located adjacent the southwest of the subject corridor, south of the intersection of SR 16 and Whisper Ridge Drive. No known discharges have been reported at the site. No potential contaminated sites were identified within the vicinity of Proposed Pond Site 6A. Impacts to construction are not anticipated at this time. |

Table 3
Site Summary and Risk Evaluation
SR 16 from IGP to I-95 (SR 9)
St. Johns County, Florida
FPID No: 210447-5-32-01

| Specific Sites Identified | Site Description and History | Documented Contamination/ File Review Results/Site Observations | Figures and Photographs | Potential Areas of Contamination Concern | Groundwater Flow Direction | FDOT Ranking System Results |
|---|--|---|--|--|----------------------------------|--|
| <p>Proposed Pond Site 6B</p> <p>Wooded and grassy land and a pond</p> <p>Current Address(es): 3050 SR 16</p> <p>Historical Address(es): NA</p> <p>Site Owner(s): Whetstone Henry Sr. and Whetstone Esther et al</p> <p>Portions of RE# 0729300000</p> <p>FDEP Fac. ID#: NA</p> | <p>This site is currently wooded and grassy land partially developed with a pond. The site is not presently developed with any structures.</p> <p>Sanborn Fire Insurance Maps did not cover the site vicinity.</p> <p>Aerial photographs reviewed indicated that the site has been wooded and/or grassy land since at least 1942. The property has appeared to be used as cattle pasture since at least 1971. A pond has been visible on the central portion of the site since at least 2014.</p> <p>According to the city directories reviewed, the site's parent parcel was residentially developed in 2014 and occupied by Allen Burge Landscape & Maintenance contractors in 2023.</p> | <p>The site was not identified in the database report or on the FDEP Map Direct and OCULUS websites. No known discharges have been reported at the site.</p> <p>Other Potential Contaminated Sites: No potential contaminated sites were identified within the vicinity of Proposed Pond Site 6B.</p> | <p>Figures 2-5 and 4-5; Appendix A- Photo 41</p> | <p>None</p> | <p>Not Available</p> | <p>NO – This site is located adjacent the northeast of the subject corridor, northeast of the intersection of SR 16 and Whisper Ridge Drive. No known discharges have been reported at the site.</p> <p>No potential contaminated sites were identified within the vicinity of Proposed Pond Site 6B.</p> <p>Impacts to construction are not anticipated at this time.</p> |