



I-75 FORWARD

S.R. 200 TO S.R. 326

Contamination Screening Evaluation Report

January 2024

FPID: 452074-1

DRAFT



DRAFT

CONTAMINATION

SCREENING EVALUATION

REPORT

Florida Department of Transportation

District Five

I-75 PROJECT DEVELOPMENT AND ENVIRONMENT (PD&E) STUDY
from S.R. 200 to S.R. 326

Marion County, Florida
Financial Management Number: 452074-1

JANUARY 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 the Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. §327 and a Memorandum of Understanding dated May 26, 2022, and executed by the Federal Highway Administration and FDOT.

ACRYNOMS AND ABBREVIATIONS

AADT	Annual average daily traffic
AST	Aboveground Storage Tank
BER	Bureau of Emergency Response
C&D	Construction and Demolition
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CFP	Cost Feasible Plan
CORRACTS	Corrective Action Activity
CSER	Contamination Screening Evaluation Report
DWM	Division of Waste Management
ECHO	Enforcement and Compliance History Online
EDR	Lightbox Environmental Data Resources
EPA	Environmental Protection Agency
ERNS	Emergency Response Notification System
FDEM	Florida Division of Emergency Management
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FINDS	Facility Index System List
FRS	Facility Registry System
GCTLs	Groundwater Cleanup Target Levels
GIS	Geographic Information System
HW	Hazardous Waste
HWDMs	Hazardous Waste Data Management System
ID	Identification
I-75	Interstate 75
ILC	Intermodal Logistic Centers
LOS	Level of Service
LQG	Large Quantity Generator
LUST	Leaking Underground Storage Tank
MRF	Materials Recovery Facility
NB	Northbound
NEPA	National Environmental Policy Act
NFRAP	No Further Remedial Action Planned List
NLR	No Longer Regulated
NonGen	Non-Generator
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
PAD	PCB Activity Data System
PCBs	Polychlorinated biphenyls

PCS	Permit Compliance System
PD&E	Project Development and Environment
RAATS	RCRA Administrative Action Tracking System
RCRA	Resource Conservation Recovery Act
RCRIS	Resource Conservation and Recovery Information System
ROD	Record of Decisions
ROW	Right-of-Way
SB	Southbound
SEMS	Superfund Enterprise Management System
SIS	Strategic Intermodal System
SQG	Small Quantity Generator
S.R.	State Road
TPO	Transportation Planning Organization
TRIS	Toxic Release Inventory System
TSD	Treatment, Storage, and/or Disposal Sites
UST	Underground Storage Tank
vpd	Vehicles per Day
VSQG	Very Small Quantity Generator
WTP	Wastewater Treatment Plant

EXECUTIVE SUMMARY

The Florida Department of Transportation (FDOT) is conducting a Project Development and Environment (PD&E) Study for proposed operational improvements to the Interstate 75 (I-75) corridor in the City of Ocala and Marion County, Florida. These interim improvements were identified as part of Phase 1 of the master planning effort for the I-75 corridor between Florida’s Turnpike and County Road 234. The operational improvements being evaluated by this PD&E Study include construction of auxiliary lanes between interchanges for an eight-mile segment of I-75 between State Road (S.R.) 200 and S.R. 326. The PD&E study also involves the addition of stormwater management systems, including ponds.

This Contamination Screening Evaluation Report (CSER) was prepared in accordance with Part 2, Chapter 20 of the FDOT PD&E Manual (July 1, 2023) for the I-75 Mainline Study Area, not including the interchanges, and 19 alternative pond sites (Pond Sites Study Area).

Based on the methodologies completed for the study, the following risk ratings for potential contamination were assigned to the 45 potentially contaminated sites identified near the Mainline Study Area:

Number of Potential Contamination Sites – Mainline Study Area			
High	Medium	Low	No
7	10	26	2

Seven additional sites were identified as having the potential for contamination near or within an alternative pond site boundary:

Number of Potential Contamination Sites – Pond Sites Study Area			
High	Medium	Low	No
1	1	4	1

Lastly, the following risk ratings have been assigned to each of the 19 alternative pond sites:

Number of Alternative Pond Sites per Risk Rating			
High	Medium	Low	No
0	3*	7	9

*includes one preferred pond site: Preferred Pond Site B14-A & B15-C Combined

Specific details for each site are provided in Section 6.0 of this report. This evaluation is based on current design plans. Once intrusive work activity areas are defined, these sites may need to be reevaluated dependent on final design.

For sites assigned a risk rating of "No", no further action is recommended. These sites have been evaluated and deemed not to pose a potential environmental contamination risk to the proposed project at this time.

For sites assigned a risk rating of "Low", no further action is required at this time. While these sites/facilities have the potential to impact the proposed project, they were deemed to have a low risk at this time, based on several factors. Factors that may change the risk rating include a facility's non-compliance to environmental regulations, discharges to soil or groundwater, and modifications to current permits. If these factors change, additional assessment of the facilities may be warranted.

For sites assigned a risk rating of "Medium" or "High", a Level II Assessment is recommended. These sites have documented contamination, which may impact the proposed project. A soil and groundwater sampling plan should be developed for each site, as applicable. Based on the findings of a future review and Level II Assessment, the design engineers may be required to avoid areas of concern or include special provisions with the plans to require that construction activities performed in areas of concern be conducted or supervised by a contamination assessment and remediation contractor specified by FDOT.

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

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1.0 INTRODUCTION

The Florida Department of Transportation (FDOT) is conducting a Project Development and Environment (PD&E) Study for proposed short-term operational improvements to the Interstate 75 (I-75) corridor in the City of Ocala and Marion County, Florida. These short-term improvements were identified as part of a master planning effort for the I-75 corridor between Florida's Turnpike and County Road 234. This Contamination Screening Evaluation Report (CSER) has been prepared in accordance with FDOT's PD&E Manual, Part 2, Chapter 20 (Contamination), updated July 1, 2023, which incorporates the requirements of the National Environmental Policy Act (NEPA) and related federal and state laws. Using database reviews and field investigations, this report was prepared to identify and evaluate potential contamination issues and to assign risk ratings to potentially contaminated sites in relation to the proposed project.

1.1 Project Description

The FDOT is conducting a PD&E Study for proposed operational improvements to the I-75 corridor in the City of Ocala and Marion County, Florida. These interim improvements were identified as part of Phase 1 of a master planning effort for the I-75 corridor between Florida's Turnpike and County Road 234. The operational improvements being evaluated by this PD&E Study include construction of auxiliary lanes between interchanges for an eight-mile segment of I-75 between S.R. 200 and S.R. 326, as shown on **Figure 1.1**. Within the study limits, I-75 is an urban principal arterial interstate that runs in a north and south direction with a posted speed of 70 miles per hour. I-75 is part of the Florida Intrastate Highway System, the Florida Strategic Intermodal System (SIS), and is designated by the Florida Department of Emergency Management as a critical link evacuation route. Within the study limits, I-75 is a six-lane limited access facility situated within approximately 300 feet of right-of-way (ROW), as shown on **Figure 1.2**. No transit facilities, frontage roads, or managed lanes are currently provided.

Figure 1.1 | I-75 PD&E Study Limits

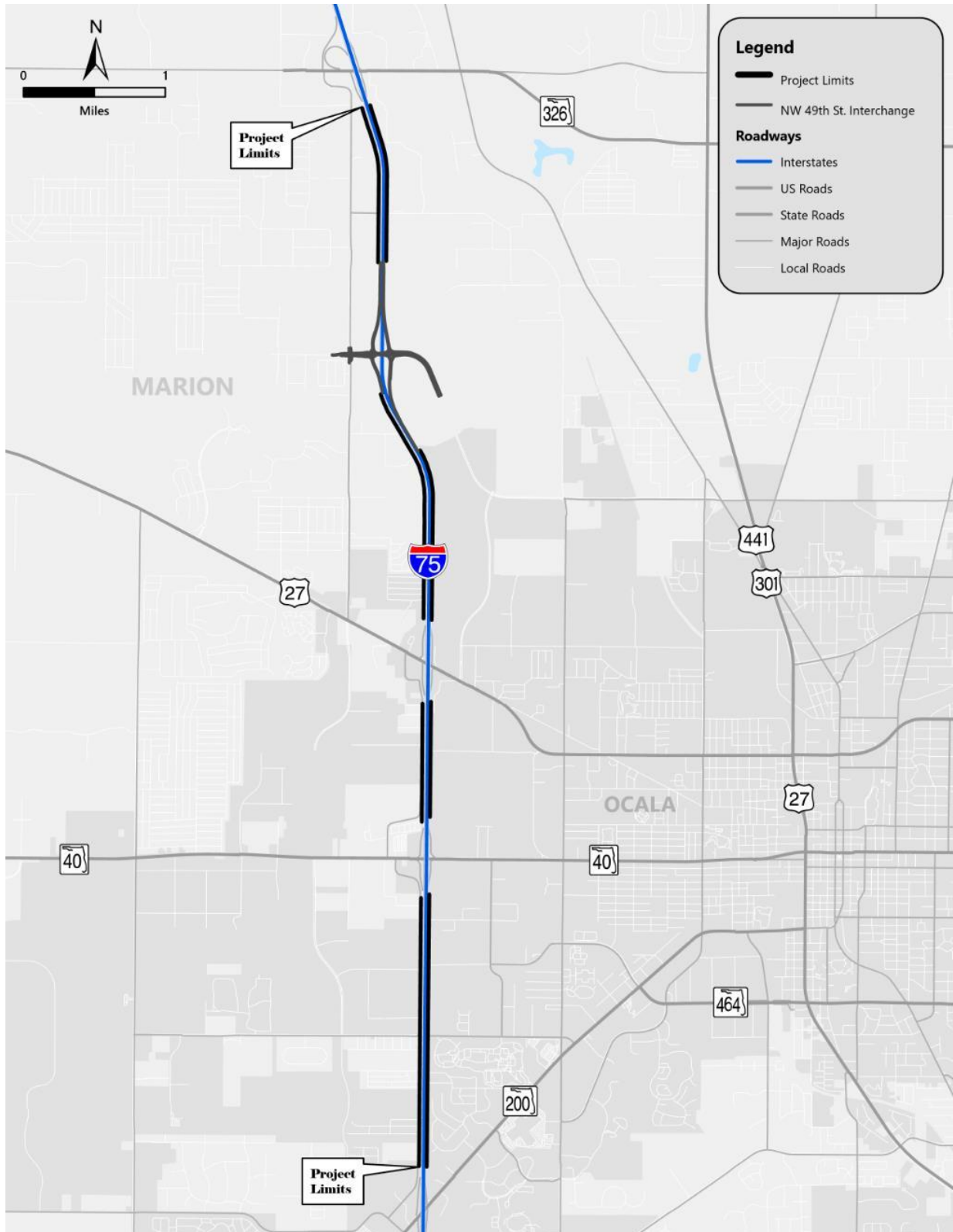
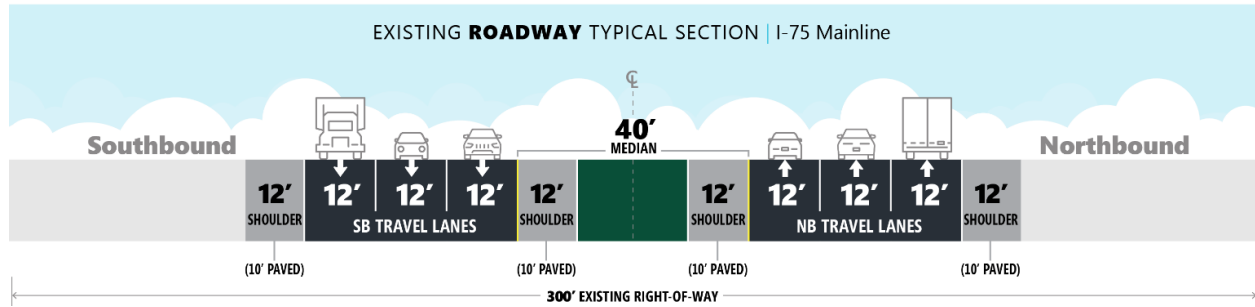


Figure 1.2 | Existing I-75 Typical Section – S.R. 200 to S.R. 326



1.2 Purpose and Need

1.2.1 Project Purpose

The purpose of this project is to evaluate operational improvements between existing interchanges for I-75 between S.R. 200 and S.R. 326.

1.2.2 Project Need

The primary needs for this project are to enhance current transportation safety and modal interrelationships while providing additional capacity between existing interchanges.

1.2.2.1 Project Status

The project is within the jurisdiction of the Ocala-Marion Transportation Planning Organization (TPO) boundaries. The Ocala-Marion TPO 2045 Cost Feasible Plan (CFP) includes widening I-75 to eight lanes from the Sumter/Marion County line to C.R. 318 in years 2031 to 2035. Amendments to revise the CFP and to add the proposed improvements to the FDOT 2023-2028 Work Program and 2024-2028 Ocala-Marion TPO Transportation Improvement Program (TIP) are ongoing. The I-75 improvements are funded for design, ROW and construction in the Department's Five-Year Work Program as part of the Moving Florida Forward Initiative. This project begins at S.R. 200, which is the northern terminus for the I-75 PD&E from South of S.R. 44 to S.R. 200, ETDM #14541.

1.2.2.2 Safety

I-75 experiences crash rates (1.85) greater than the statewide average (1.0) for similar facilities. Crash data analyzed between 2018 and 2022 indicates there was a total of 1,228 vehicle crashes between S.R. 200 and S.R. 326. Of these, 297 resulted in at least one injury and 7 resulted in a fatality. The number of crashes increased every year from 161 crashes in 2018 to 272 crashes in 2022.

Based on the data, rear end collisions and sideswipes are cited as the primary types of crashes on I-75 mainline and the on/off-ramps. Contributing factors includes the closely spaced interchanges in the Ocala area that cause vehicles to “stack” in the right-hand lane with insufficient weaving distance between interchanges, weaving associated with vehicles entering and existing the I-75 mainline, and congestion at off-ramps that cause vehicles to queue from off-ramps onto the mainline.

1.2.2.3 Modal Interrelationships

Truck traffic on I-75 is substantial and accounts for over 20 percent of all daily vehicle trips within the study limits based on the FDOT, Traffic Characteristics Inventory. The segment of I-75 between U.S. 27 and S.R. 326 experiences the highest volume of trucks with more than 30 percent of the total trips made by trucks. Multiple existing and planned Intermodal Logistic Centers (ILC) and freight activity centers in Ocala contribute to the growth in truck volumes. These facilities include the Ocala/Marion County Commerce Park (Ocala 489), Ocala 275 ILC, and the Ocala International Airport and Business Park.

The interaction between heavy freight vehicles and passenger vehicles between interchanges contributes to both operational congestion and safety concerns.

1.2.2.4 Capacity/Transportation Demand

Existing annual average daily traffic (AADT) on I-75 within the study limits ranges from 74,000 vehicles per day (vpd) to 97,500 vpd, with the highest volume of traffic occurring between S.R. 200 and S.R. 40. I-75 northbound and southbound operates at level of service (LOS) C or better during the average weekday AM and PM peak hours. The LOS target for I-75 is D. As early as 2030, the Opening Year, I-75 northbound from S.R. 200 to S.R. 40 and I-75 southbound from S.R. 326 to S.R. 40 will operate at Level of Service (LOS) F in the no-build condition. By 2040, the Design Year, AADT's within the study limits will range between 122,000 and 142,500, with the highest volumes of traffic continuing to occur between S.R. 200 and S.R. 40.

I-75 is a unique corridor that experiences substantial increases in traffic during holidays, peak tourism seasons, weekends, and special events and experiences frequent closures because of incidents leading to non-recurring congestion. I-75 is part of the emergency evacuation route network designated by the Florida Division of Emergency Management (FDEM).

2.0 PROJECT ALTERNATIVES

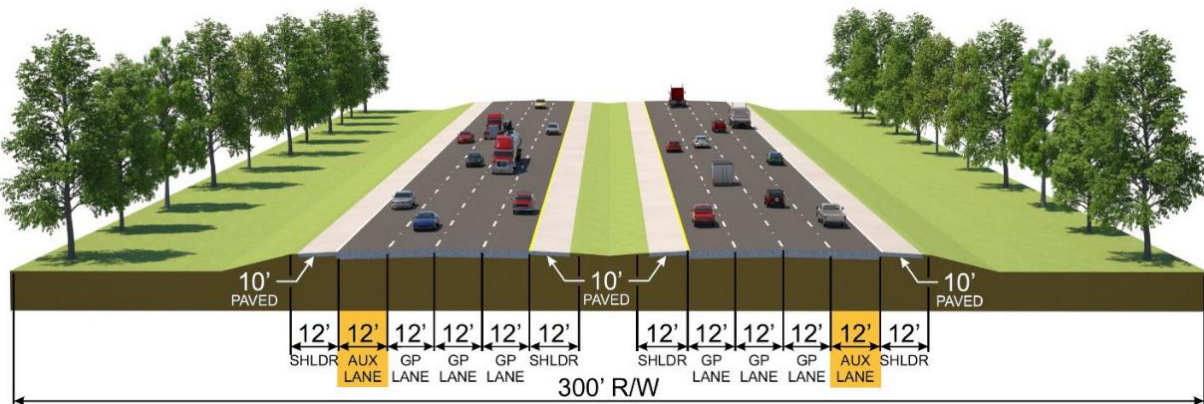
2.1 No-Build Alternative

The No-Build Alternative is defined as the scenario in which the proposed activity would not take place. The existing six-lane I-75 roadway, the existing interchange configurations, and the planned new interchange at NW 49th Street are considered the No-Build Alternative. The No-Build Alternative does not address the purpose and need for this project; however, it serves as the baseline against which the build alternative is evaluated.

2.2 Auxiliary Lanes Alternative

The Auxiliary Lanes Alternative is the sole build alternative evaluated in this PD&E study and is based on recommendations from previous master planning activities. The Auxiliary Lanes Alternative proposes to add one 12-foot auxiliary lane (additional lane between interchanges) to the outside of the general-purpose lanes in each direction, as shown on **Figure 2.1**. The auxiliary lanes would not impact the interchange bridges.

Figure 2.1 | Auxiliary Lanes Alternative Typical Section



3.0 STUDY AREA AND METHODOLOGY

A Level I contamination screening evaluation was conducted for the project in accordance with Part 2, Chapter 20 (revised July 1, 2023) of the FDOT PD&E Manual. A preliminary evaluation of the study area was conducted to evaluate potential contamination from properties or operations located within the vicinity of the study area. Potentially contaminated sites within a 500-foot buffer from the ROW were identified and evaluated. Contaminants include petroleum products, dry-cleaning solvents, and other regulated and/or hazardous materials. Non-landfill solid waste facilities were evaluated within 1,000 feet and Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), National Priorities List (NPL) Superfund sites and landfills were evaluated within ½-mile. The contamination screening included the following tasks:

- Review of historic aerial photographs
- Review of historic topographic maps
- Review of available government regulatory agency database information for sites
- of potential environmental concern listed within the FDOT PD&E Manual recommended search distances
- Perform a site reconnaissance to identify new and/or undocumented contamination sites, and to verify location of documented contamination sites
- Review of the Marion County Property Appraiser’s online database
- Identify potentially contaminated sites and assign a risk rating for each site within the study
- Assign a risk rating for each of the 19 alternative pond sites

3.1 Study Area

The study area for this evaluation includes the I-75 mainline from ROW to ROW (approximately 300 feet wide) along the eight-mile segment of I-75 between S.R. 200 and S.R. 326, not including the interchanges (Mainline Study Area). In addition, 19 alternative pond sites (Pond Sites Study Area) were evaluated. Field reconnaissance was conducted on Thursday, July 20, 2023 to assess conditions within the Mainline Study Area and on Tuesday, January 2, 2024 to assess conditions within the Pond Sites Study Area.

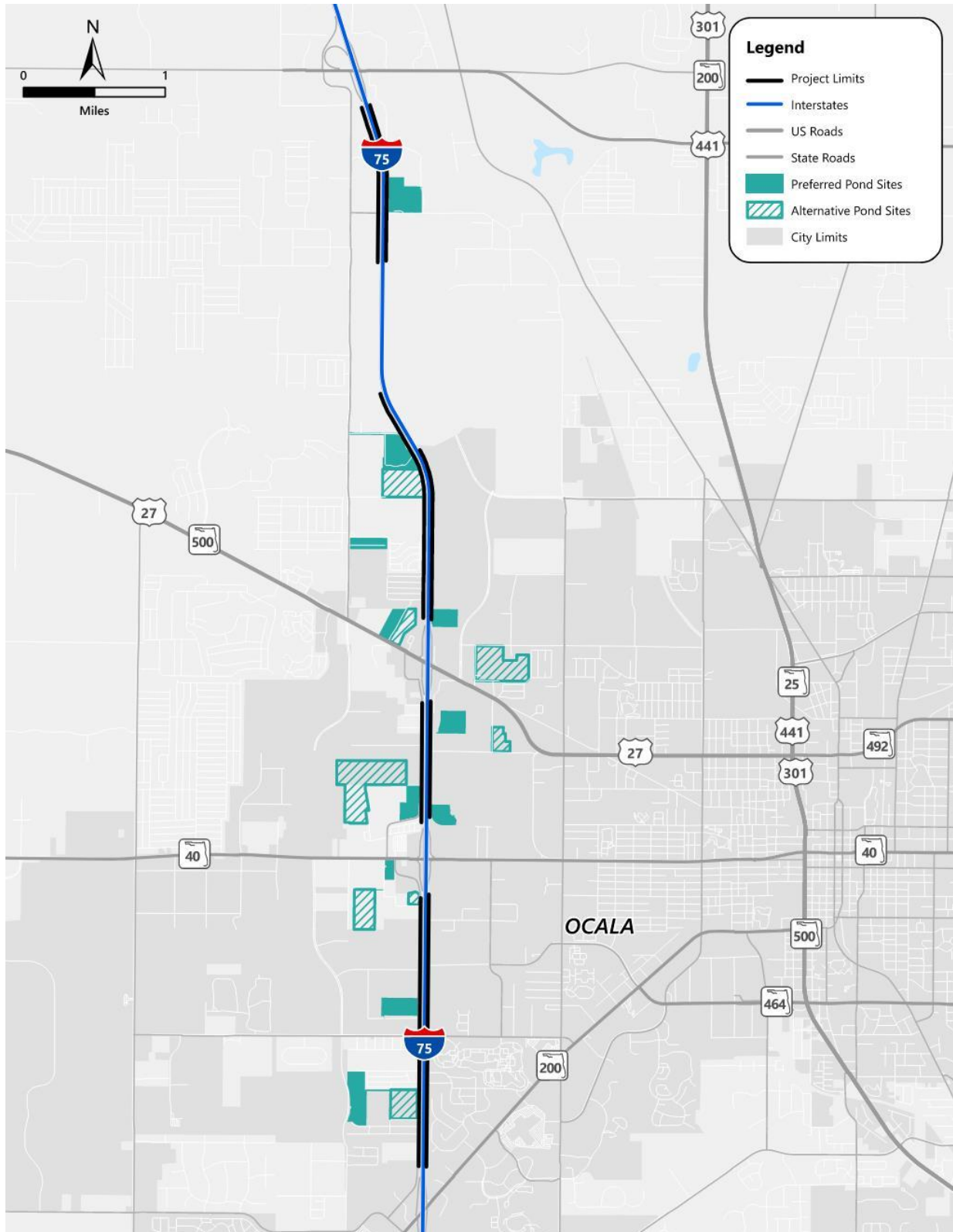
The 19 alternative pond sites evaluated in this report are listed below and shown on **Figure 3.1**.

- B1-B & B2-A Combined*
- B1-D & B2-D Combined
- B3-D*

- B4-A
- B4-B1
- B4-B2*
- B5-A & B6-A & B7-B Combined
- B5-D*
- B6-D*
- B6-C
- B7-A*
- B8-A & B9-A Combined
- B8-B*
- B8-C
- B9-C*
- B10-B*
- B11-B & B12-B Combined
- B11-C & B12-C & B13-A Combined*
- B14-A & B15-C Combined*

* *Preferred Pond sites.*

Figure 3.1 | Pond Sites Study Area



3.2 Project Record Review and Site Reconnaissance

An environmental database search was performed by Lightbox Environmental Data Resources (EDR) for the Mainline Study Area on July 7, 2023. A supplemental environmental database search was performed by EDR for the Pond Sites Study Area on December 11, 2023. These EDR Reports are included in **Appendix A**. The EDR reports include potential hazardous materials and petroleum contamination sites that were listed in the United States Environmental Protection Agency (EPA) and Florida Department of Environmental Protection (FDEP) databases.

EDR reported sites within a 1-mile radius of the study areas. The EDR database search utilized a geographic information system (GIS) integrated database that included the following federal and state regulated databases. The agency list descriptions define the regulator databases reviewed for this report. The following databases provided support documentation for the evaluation process.

Federal Databases (EPA)

1. National Priorities List (NPL) – The NPL is a subset of Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) and identifies over 1,200 sites for priority cleanup under the Superfund Program.
2. CERCLIS List/Superfund Enterprise Management System (SEMS) – tracks hazardous waste sites, potentially hazardous waste sites and remedial activities performed in support of EPA’s Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the EPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the NPL and the sites which are in the screening and assessment phase for possible inclusion on the NPL.
3. Records of Decisions (ROD) System – ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.
4. Archived CERCLIS Sites (No Further Remedial Action Planned List (NFRAP))/ SEMS Archive The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA’s knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the

site on the NPL, unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that based upon available information, the location is not judged to be potential NPL site.

5. Emergency Response Notification System (ERNS) List – This database stores information on the notification of oil discharges and hazardous substance releases. It is a cooperative data sharing effort among the EPA, US DOT, and the National Response Center.
6. Resource Conservation and Recovery Information System (RCRIS) Handlers with Corrective Action Activity (CORRACTS) – This database lists hazardous waste handlers that have undergone Resource Conservation and Recovery Act (RCRA) corrective action activity.
7. Hazardous Waste Data Management System (HWDMS) – This historical database was replaced by RCRIS. The HWDMS list formerly tracked sites involved in the generation, transportation, treatment, storage, and/or disposal of hazardous waste.
8. RCRA-Large Quantity Generator (LQG), Small Quantity Generator (SQG), Conditionally Exempt SQG and Transporters – This list is a subset of the EPA RCRIS list and identifies facilities that generate and transport hazardous wastes.
9. RCRA Treatment, Storage and/or Disposal Sites (TSD) – This list is a subset of the EPA RCRA Info System and identifies facilities that treat, store, and/or dispose of hazardous waste.
10. RCRA Administrative Action Tracking System (RAATS) – This list is a historical RCRA enforcement database that tracked facilities found to be major violators under RCRA. Data entry in this database discontinued in 1995.
11. Tribal Lust List – This database lists active and closed storage tank facilities on Native American lands. The database is created by extracting records from the storage tank databases that have indicated current or past releases.
12. Tribal Tanks List – This database lists active and closed storage tanks on Native American lands.
13. Facility Registry System (FRS) – The FRS is a centrally-managed database of sites regulated by Program Offices of the EPA, such as air, water, and waste. The FRS has replaced the Facility Index System List (FINDS).
14. Toxic Release Inventory System (TRIS) List – This list identifies facilities that are required to submit annual reports relative to the estimated routine and accidental release of toxic chemicals to the environment, as stipulated under current federal laws.
15. Biennial Reporting System – This system collects data on the generation and management of hazardous waste from large quantity generators and treatment, storage,

and disposal facilities. The data are reported on even years by the facilities to state environmental agencies that provide the information to regional and national EPA offices.

16. PCB Activity Data System (PADS) – This list contains sites that have notified the EPA of their activities relative to the generation, transportation, permitted storage, and permitted disposal of polychlorinated biphenyls (PCBs) under the Toxic Substances Control Act.
17. Permit Compliance System (PCS) – This is a data system for the National Pollutant Discharge Elimination System (NPDES) permit holding facilities.
18. Brownfields Management System – This database stores information reported by EPA brownfields grant recipients on brownfields properties assessed or cleanup up with grant funding.

State Databases (FDEP)

1. Underground/Aboveground Storage Tanks (TANKS) – This database contains sites with registered aboveground storage tanks (AST) or UST containing regulated petroleum products.
2. Leaking Underground Storage Tanks List (LUST) – This list identifies facilities and/or locations that have notified the FDEP of a possible release of contaminants from storage systems.
3. Solid Waste Facilities List – This list identifies locations that have been permitted to conduct solid waste handling activities. Activities may include landfills, transfer stations, and sites handling bio-hazardous wastes.
4. State Sites List – This historical list contains sites that the Florida Department of Environmental Regulation (now FDEP) compiled to track suspect contamination sites. The FDER updated this list, previously known as the Florida SITES list, in 1989.
5. State Funded Action Sites – This list contains facilities and/or locations that have been identified by the FDEP as having known environmental contamination and are currently being addressed through State funded cleanup action.
6. State Hazardous Waste Notifiers – This list identifies facilities that generate, transport, treat, store, and dispose of hazardous waste.
7. State Institutional and/or Engineering Controls – This list contains sites that have had institutional and/or engineering controls implemented to regulate exposure to environmental hazards.
8. State Designated Brownfields – This database contains a listing of State-designated brownfield areas. Brownfield areas are typically abandoned, idled, or underused

industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

9. State Voluntary Cleanup List – Derived from the FDEP Brownfields Site Rehabilitation Agreement database, the State Voluntary Cleanup List database identifies sites that have signed an agreement to voluntarily cleanup a brownfield site in accordance with the FDEP’s requirements.
10. Florida Dry Cleaners List – This list is comprised of data from the FDEP Storage Tank and Contamination Monitoring database and the Dry Cleaning Solvent Cleanup Program Priority Ranking List. This list contains dry cleaning sites (and suspected historical dry cleaning sites) that have registered with the FDEP for the Dry Cleaning Solvent Cleanup Program.
11. Enforcement and Compliance History Online (ECHO) – This online database helps determine whether compliance inspections have been conducted by EPA or state/local governments, if violations were deterred or if enforcement actions were taken, and if penalties were assessed in response to environmental law violations.

In addition to the EDR database search of potentially contaminated sites, a supplemental search was conducted to identify sites with potential contamination concern that were not flagged in the EDR report. File reviews also included databases that were not a part of the EDR and were obtained from federal and state agencies concerning the past, present, and future enforcement actions that could impact the proposed improvements. Useful records in regulatory agency files included compliance inspection reports, enforcement notices, contamination assessment reports, and more.

HDR reviewed the Oculus Data Management System used by FDEP to store documents using the Electronic Document Management System. Documents available included sites registered with storage tanks, classified as handling hazardous waste on, sites with past and current waste cleanup assessment, spill incident reports reporting by the Bureau of Emergency Response (BER) and more.

In addition to the database search of potentially contaminated sites, site reconnaissance was conducted on Thursday, July 20, 2023 for the Mainline Study Area to verify the locations and current conditions of those sites rated MEDIUM AND HIGH. An additional site reconnaissance was performed on Tuesday, January 2, 2023 for the Pond Sites Study Area to evaluate each property within and in close proximity to the alternative pond sites for contamination concerns. The site reconnaissance was conducted on foot, where accessible and within the public ROW to evaluate potential impacts to planned construction activities. Indicators of contamination included apparent changes to the ground surface and landscaping, ground staining, standing

liquids, odors, sink holes, ventilation pipes, drums and other storage containers, and other indications of current or previous petroleum and hazardous materials use and/or storage. Onsite interviews and telephone calls were not conducted at this time. Site reconnaissance photos are provided in **Appendix B**.

3.3 Historical Aerial Photograph Review

Historical aerial photographs were reviewed to identify historical land use/activities along the study areas that may pose potential contamination concerns. Aerial photographs were obtained from EDR on July 10, 2023 and on December 13, 2023. A summary of historical aerial photograph review is provided in Section 4.1. The historical aerial photographs are provided in **Appendix C**.

3.4 Historical Topographic Maps Review

Historical topographic maps were reviewed to identify historical land use/activities along the study areas that may pose potential contamination concerns. Topographic maps were obtained from EDR on July 8, 2023 and on December 12, 2023. A summary of historical topographic maps review is provided in Section 4.2. The historical topographic maps are provided in **Appendix D**.

3.5 Potential Contamination Risk Rating

Based on the compilation of data collection activities described above, and the distance of a site from the study areas, each site was assigned a risk rating based on the rating system specified in the FDOT PD&E Manual, Part 2, Chapter 20. This rating system expresses the degree of concern for potential contamination impacts. Each site was assigned a contamination rating of No, Low, Medium, or High based on the following criteria:

- **No** - A review of available information on the property and a review of the conceptual or design plans indicates there is no potential contamination risk to the project. It is possible that contaminants have been handled on the property. However, findings from the Level I evaluation indicate that contamination risks 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 was insufficient information (such as regulatory records or site historical documents) to

make a determination as to the potential for contamination impact, and there was reasonable suspicion that contamination may exist, the property was 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 received this rating.

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

3.6 Definitions

Hazardous Material

A general term that includes all materials and substances which are now designated or defined as hazardous by federal or state law or by the rules or regulations of the state or any federal agency: Title 40 of the Code of Federal Regulations (CFR) Part 261.30 (40 CFR § 261.30), 40 CFR § 261.4, 40 CFR §§ 261.21-261.24, Section 376.301, Florida Statutes (F.S.), and Section 403.74, F.S.

Solid Waste

The Resource Conservation and Recovery Act (RCRA) defines a solid waste as: "any garbage, refuse, sludge from a waste treatment plant, water supply treatment plant, or air pollution control facility and other discarded material, including solid, liquid, semisolid, or contaminated gaseous material resulting from industrial, commercial or mining and agricultural operations, and from community activities ... [excluding]...solid or dissolved materials in domestic sewage, or solid or dissolved materials in irrigation return flows, or industrial discharges which are point sources subject to permits under Section 402 of the Federal Water Pollution Control Act."

Hazardous Waste Site

A site at which wastes, as defined in Chapter 62-730 of the Florida Administrative Code (F.A.C.), and 40 CFR §§ 260-272, have been disposed, treated, or stored.

Potential Contaminated Site

A site, within or adjacent to the study area suspected to have existing contamination based on past or current activities on or near the site as evidenced by records review, historical land use evaluation, or field reconnaissance.

Contamination

Known or suspected presence of regulated contaminants in surface water, groundwater, soil, sediment, or upon the land, in concentrations that exceed the applicable Cleanup Target Levels (CTLs) specified in Chapter 62-777, F.A.C., or water quality standards in Chapter 62-302 or 62-520, F.A.C., or in concentrations that may result in contaminated sediment.

4.0 LAND USE

Agricultural, commercial, industrial, and residential land uses predominantly surround the Mainline Study Area through its urban section (Wildwood Weigh Station to S.R. 326). Within the agricultural land, there are several *farmlands of local importance* and horse farms. Existing land uses are mapped on **Figure 4.1**. The anticipated future land uses in the study areas are consistent with the existing uses. The future land use map classifies the portion of the study area within the unincorporated county as Rural Land. The study areas within the City of Ocala have future land use designations of Low Intensity, Medium Intensity/Special, and Employment Center. Future land uses are mapped on **Figure 4.2**.

4.1 Historical Aerial Photograph Review

A review of the historical aerial photographs obtained from 1940 to 2019 is provided in **Table 1** below. The historical aerial photographs are provided in **Appendix C**.

4.2 Historical Topographic Maps Review

A review of historical topographic maps obtained from 1983 to 2018 was conducted to supplement the historical aerial photograph review and site reconnaissance. The historical topographic maps are provided in **Appendix D**.

The study areas were undeveloped land in the 1883 and 1889 topographic maps. The only infrastructure was the railroad running north-south that is east of I-75 today. In 1968, the topography was generally flat along I-75 with areas to the east showing hills with peaks of 120 feet. Many buildings were located adjacent to I-75 and the local side streets. Quarries were present east of the railroad in the northern portion of the study areas and a quarry adjacent to I-75 to the east north of Old Blitchton Road (S.R. 27). The area was a mixture of developed land and undeveloped land. In 1991, the area appeared more developed. Sewage disposal ponds were indicated adjacent to I-75 to the west, north of SW College Road and north and south of Old Blitchton Road. In 2012, the area appeared to be more developed with neighborhoods and schools. The 2015 and 2018 topographic maps were similar to the 2012 topographic map.

Figure 4.1 | Existing Land Use Map

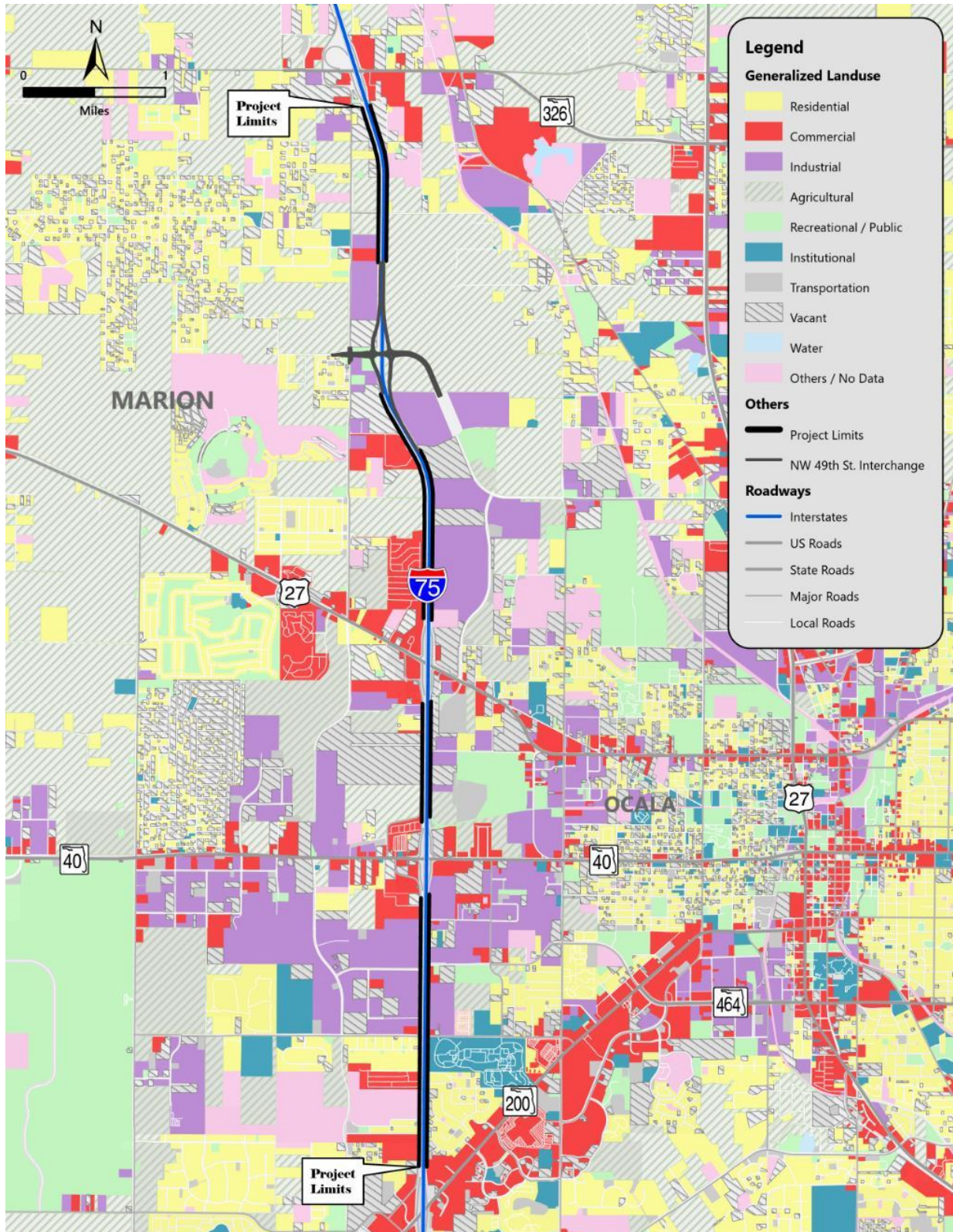


Figure 4.2 | Future Land Use Map

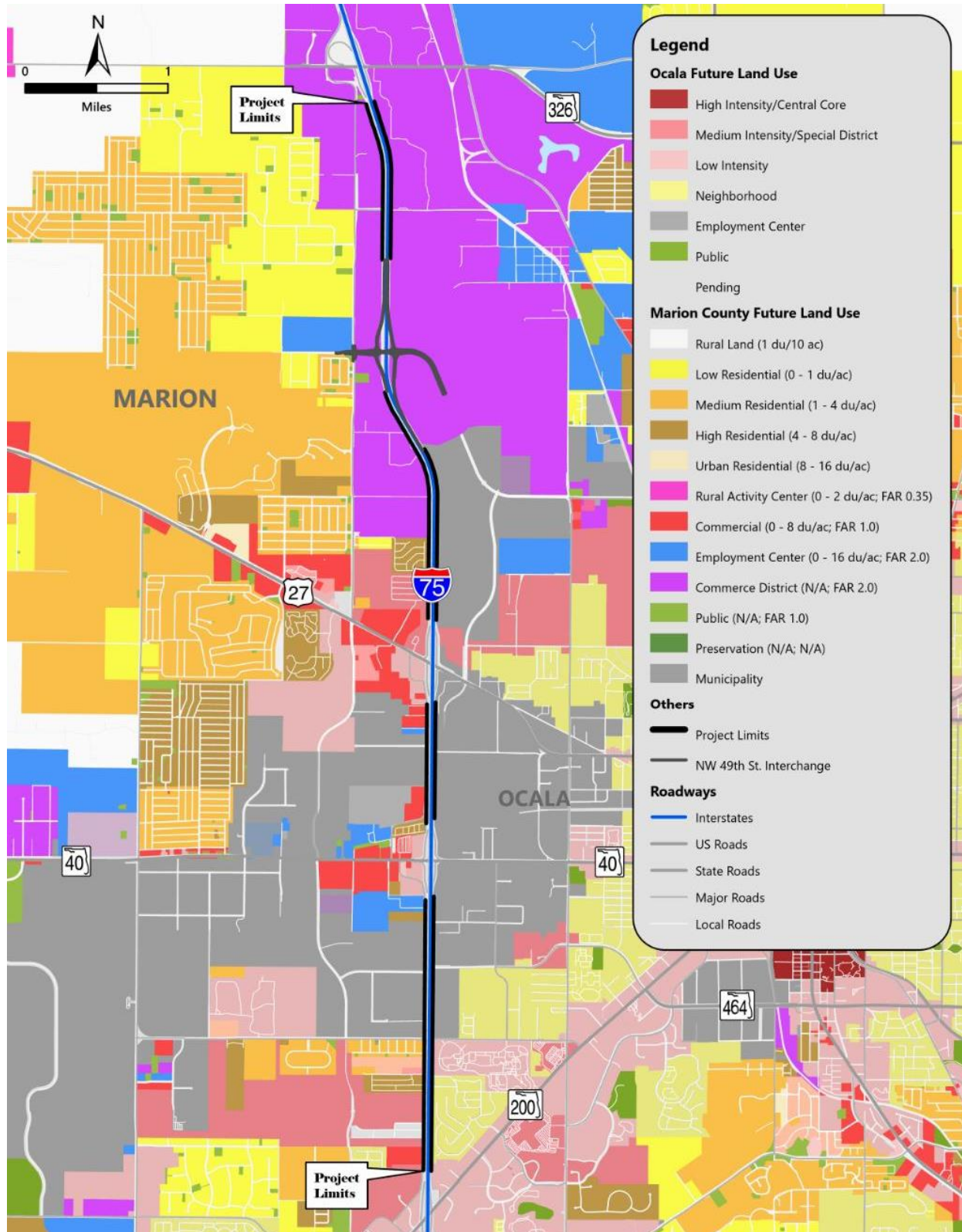


Table 1 | Historical Aerial Photograph Review

Date	Summary
1940	The 1940 aerial showed that most of the area was mainly agricultural undeveloped land with a mixture of cleared plots and dense vegetation/trees.
1949	The study areas appeared to be relatively unchanged from the 1940 conditions.
1956	The 1956 aerial showed that most large plots of land had been cleared. S.R. 326 appeared to be more defined.
1964	The 1964 aerial showed that grading and preparation for I-75 was evident. Most of the surrounding land around I-75 was agricultural. Businesses and residential properties were located along S.R. 27. The quarry east of I-75 north of S.R. 27 was visible.
1976	The 1976 aerial showed that while most of the area around I-75 remained rural, there were some residential properties visible along the I-75 corridor. Businesses and residential properties were developed along S.R. 326, S.R. 27, and S.R. 40.
1977	The study areas appeared to be relatively unchanged from the 1976 conditions.
1985	The 1985 aerial showed more activity and development near the major intersections and east of I-75 near S.R. 200. The area remained rural from S.R. 326 to S.R. 27.
1995	The 1995 aerial showed more development west of I-75, between S.R. 326 and S.R. 27, and more residential development east and west of the I-75 corridor.
1999	The 1999 aerial showed that development continued along I-75, near S.R. 27, S.R. 40, and S.R. 200.
2007	The 2007 aerial showed that the area appeared to be less rural with urban development on both sides of the I-75 corridor south of S.R. 27. Some land remained undeveloped north and south of S.R. 326.
2010	The study areas appeared to be relatively unchanged from the 2007 conditions.
2015	The 2015 aerial showed that the FedEx Center was built east of I-75 north of S.R. 27. The Amazon Fulfillment Center developed started construction north of FedEx and south of the Quarry.
2019	The study areas appeared to be relatively unchanged from the 2015 conditions. The Amazon Fulfillment Center was developed east of I-75.

5.0 HYDROLOGIC FEATURES

5.1 Soils

Based on United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil data, **Table 2** lists the soil mapping units within the Mainline Study Area along with the hydric soil rating. The following soils were not rated as hydric but have a hydric soil component and may sometimes be associated with wetlands:

- Adamsville Sand, 0-5 Percent Slopes
- Blichton Sand, 2-5 Percent Slopes
- Kanapaha – Kanapaha, Wet, Fine Sand 0-5 Percent Slopes
- Micanopy Fine Sand, 2-5 Percent Slopes
- Pits

Table 2 | NRCS Soil Units Summary

Soil Code	NRCS Soil Units Soil Name	Hydric Rating
1	Adamsville Sand, 0-5 Percent Slopes	4
3	Arrendondo Sand, 0-5 Percent Slopes	0
6	Blichton Sand, 2-5 Percent Slopes	14
7	Candler Sand, 0-5 Percent Slopes	0
9	Gainesville Loamy Sand, 0-5 Percent Slopes	0
11	Hague Sand, 2-5 Percent Slopes	0
12	Hague Sand, 5-8 Percent Slopes	0
14	Kanapaha – Kanapaha, Wet, Fine Sand 0-5 Percent Slopes	10
15	Kendrick Loamy Sand, 0-5 Percent Slopes	0
20	Micanopy Fine Sand, 2-5 Percent Slopes	6
23	Pedro-Arrendondo Complex, 0-5 Percent Slopes	0
24	Pits	25
27	Sparr Fine Sand, 0-5 Percent Slopes	0
28	Tavares Sand, 0-5 Percent Slopes	0

5.1.1 Regional Geology

Based on review of the USGS Map entitled “Recharge and Discharge Areas of the Floridan Aquifer in the St. Johns River Water Management District and Vicinity, Florida,” 1984, the project alignment lies in an area of high recharge and, therefore, the relative risk of sinkhole formation is high compared to the overall risk across Central Florida. Numerous sinkholes have been

documented throughout the alignment, and historical aerial photographs reveal I-75 crosses several relic sinkhole formations. The sinkhole-prone, or karst, geology of the study areas pose several geotechnical engineering challenges. Buried limestone pinnacles and boulders can cause bridge foundation pile lengths to be highly variable. Stormwater pond permitting is complicated by the relatively low permeability clay and the shallow limestone, which can create a connection to the Floridan aquifer if limestone is present within the pond excavation limits.

5.1.2 Potentiometric Surface

According to the FDEP September 2017 Upper Floridan Aquifer Potentiometric Surface contour map, the potentiometric surface of the Floridan Aquifer in the vicinity of the alignment is approximately +50ft North American Vertical Datum (NAVD). As discussed above, ground surface elevations along this section of I-75 range from approximately +75 to +200 feet National Geodetic Vertical Datum (NGVD). Since the existing ground surface elevations are above the predicted potentiometric surface, artesian flow conditions are not anticipated.

6.0 PROJECT IMPACTS

6.1 Mainline Study Area Impacts

Forty-five (45) known or potentially contaminated sites were identified along the Mainline Study Area and evaluated for potential impacts to the ROW. The following risk ratings have been applied: 7 “High” rated sites, 10 “Medium” rated sites, 26 “Low” rated sites, and 2 “No” rated sites. A summary of the potential contamination sites is provided in **Table 3** and sites are shown on **Figure 6.1**.

Table 3 | Mainline Study Area Summary of Potential Contamination Sites

Site ID	Site Name	Site Address	Distance from Site to ROW	EDR Database*	Concern	Risk Rating
1	Shell-Gators #184	4410 NW S.R. 326	50 feet	LUST, UST, Cleanup Sites, DWM Contamination, Financial Assurance	Active soil and groundwater remediation	HIGH
2	Pilot Travel Centers #092	4255 W S.R. 326	280 feet	LUST, UST, DWM Contamination, Financial Assurance	Active gas station with historic spill	HIGH
3	NW 42 Avenue & S.R. 326	NW 42 Avenue & S.R. 326	350 feet	Spills	Historic spill/lack of information	MEDIUM
4	Fina Osceola/Citrus Center #90	4224 W S.R. 326/4250 W S.R. 326	100 feet	EDR Historic Auto Facility, LUST, UST, DWM Contamination, Financial Assurance	Historic spill/Active gas station	MEDIUM
5	Pantry Inc. / FL#0160	4150 W S.R. 326	460 feet	EDR Historic Auto Facility, UST, Financial Assurance	Active gas station	MEDIUM
6	Shamrock Station	NW 44 th Avenue Corner of I-75 & S.R. 326	50 feet	UST	Historic USTs/lack of tank closure assessment	MEDIUM
7	Highland Tractor Co	7398 NW 44 th Avenue	500 feet	AST, RCRA-VSQG	Tanks/lack of information	MEDIUM

Site ID	Site Name	Site Address	Distance from Site to ROW	EDR Database*	Concern	Risk Rating
8	Clyde Earl Johnson	4050 NW 63 rd Street	30 feet	SWF/LF	Lack of information	MEDIUM
9	Thermo King of Ocala, Inc.	6015 NW 44 th Avenue	300 feet	N/A	Likely presence of ASTs, refrigerants and petroleum products on site	LOW
10	All-In Removal	5877 NW 44 th Avenue	250 feet	SWF/LF, Financial Assurance	Active waste processing facility	LOW
11	Scorpion Performance	5817 NW 44 th Avenue	150 feet	HW Generator, RCRA-SQG	Active	LOW
12	Hickory Springs Manufacturing Company	5407 NW 44 th Avenue	250 feet	RCRA NonGen/NLR	Conditionally Exempt SQG of HW	LOW
13	Hydro Spa LLC	5401 NW 44 th Avenue	250 feet	RCRA NonGen/NLR	Historic LQG of HW	LOW
14	Boutwell Limerock Mining – Clifton Mine	East of I-75 north of NW 35 th Street	150 feet	Mines	Active mine	LOW
15	SE Independent Delivery Services	I-75 @ North of Exit 352	Within ROW	LUST, Tanks, DWM Contamination	Historic Spill/lack of information	MEDIUM
16	Junie Counts Landfill / Counts Construction	3021 NW 21 st Street	0.5 miles	SWF/LF, UST, AST, DWM Contamination, Financial Assurance, HW Generator, Responsible Party	Active landfill	LOW
17	Friends Recycling Formerly	2350 NW 27 th Avenue	0.5 miles	N/A	Active landfill	LOW

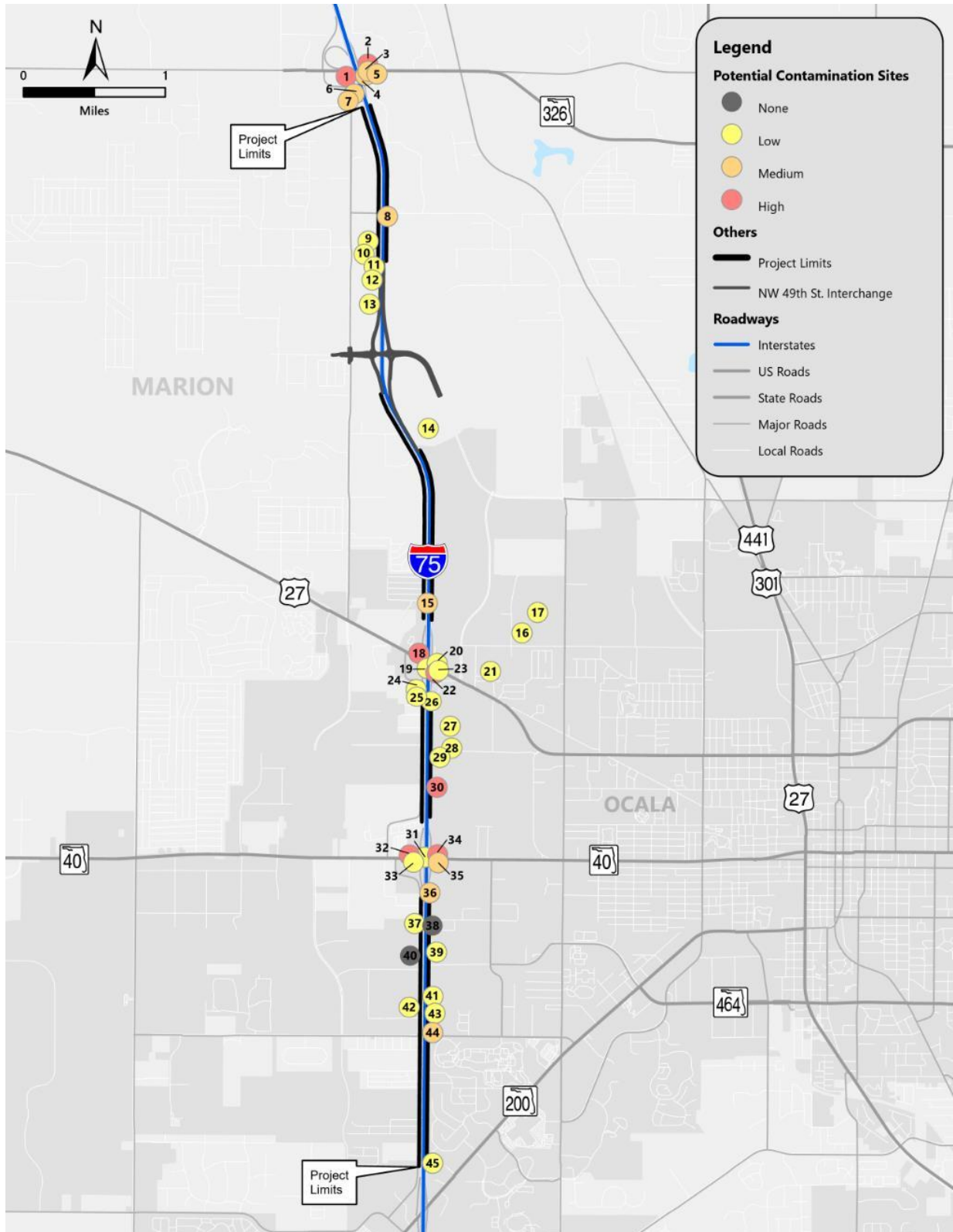
Site ID	Site Name	Site Address	Distance from Site to ROW	EDR Database*	Concern	Risk Rating
	Ocala Recycling					
18	Goebels Interstate 66 / Sunshine Food Mart #201 / Superamerica of Florida #8028	3801 NW Blichton Road	120 feet	EDR Historic Auto Facility, RGA LUST, LUST, UST, Spills, Cleanup Sites, DWM Contamination, Financial Assurance	Active soil and groundwater remediation	HIGH
19	DP & Sons I-75 Spill	I-75 near NW Blichton Road	Within ROW	LUST, Tanks, Cleanup Sites, DWM Contamination	Historic spill	LOW
20	Texaco-Chisolm / Longs Texaco	3761 NW Blichton Road	200 feet	LUST, UST, EDR Historic Auto Facility, DWM Contamination	Historic gas station and spill	LOW
21	Fuqua Sawmill Inc.	1751 NW 33 rd Avenue / 1761 SW 34 th Avenue	0.4 miles	AST, SWF/LF	Active yard waste recycling facility	LOW
22	Ron's Towing / Marathon-Blichton #346	3760 NW Blichton Road	50 feet	EDR Historic Auto Facility, RCRA Non-Gen, LUST, UST, Cleanup Sites, DWM Contamination, Financial Assurance	Active soil and groundwater remediation	HIGH
23	3780 NW Blichton Road	3780 NW Blichton Road	20 feet	Spills	Historic spill	LOW
24	Raney Truck Parts Inc.	1650 NW 38 th Avenue	160 feet	RCRA-SQG, UST, HW Generator	SQG of HW	LOW
25	Bennetts Diesel Inc.	1604 NW 38th Avenue	160 feet	RCRA NonGen/NLR	Historic SQG of HW	LOW
26	Werner Enterprises	I-75 @ Exit 354	80 feet	LUST, Tanks, DWM Contamination	Historic spill	LOW

Site ID	Site Name	Site Address	Distance from Site to ROW	EDR Database*	Concern	Risk Rating
27	I-75 & NW 10 th Street	I-75 & NW 10 th Street	580 feet	SWF/LF	Debris Staging Area	LOW
28	Waste Pro Ocala MRF	3621 NW 10 th Street	800 feet	SWF/LF, SWRCY	Active MRF	LOW
29	Chariot Eagle Inc.	931 NW 37 th Avenue	360 feet	RCRA-VSQG	VSQG of HW	LOW
30	Damar Manufacturing Inc.	701 NW 37 th Avenue	250 feet	RCRA NonGen/NLR	Violations for handling HW	HIGH
31	Scales Express 02-11-3217	I-75 SB North of S.R. 40 Overpass	Within ROW	LUST, Tanks, DWM Contamination	Historic spill	LOW
32	Sunrise Food Mart #64	3825 W Silver Springs Boulevard	250 feet	LUST, UST, Institutional Controls, Asbestos, Cleanup Sites, DWM Contamination, Financial Assurance	Active soil and groundwater remediation	HIGH
33	I-75 Service Center / Exxon #5333	3820 W Silver Springs Boulevard	230 feet	EDR Historic Auto, LUST, UST, Cleanup Sites, DWM Contamination	Historic gas station and spill	LOW
34	Island Food Store #409-Former	3637 W Silver Springs Boulevard	230 feet	LUST, UST, Institutional Controls, Spills, DWM Contamination, Financial Assurance	Declaration of Restrictive Covenant – soil and groundwater restrictions	HIGH
35	Amoco-Colony #106 / Exxon on Run Ocala	3630 W Silver Springs Boulevard	180 feet	Spills	Active gas station	MEDIUM
36	I-75 NB & S.R. 40 @ Exit 352	I-75 NB & S.R. 40 @ Exit 352	Within ROW	Spills	Historic spill/lack of information	MEDIUM
37	HD Supply	700 SW 38 th Avenue	250 feet	N/A	Conditionally Exempt SQG	LOW

Site ID	Site Name	Site Address	Distance from Site to ROW	EDR Database*	Concern	Risk Rating
	Plumbing HVAC Ltd #HG4015					
38	POA Acquisitions	731 SW 37 th Avenue	100 feet	RCRA NonGen/NLR	Historic SQG of HW	NO
39	Fidelity Manufacturing	1101 SW 37 th Avenue	230 feet	HW Generator, RCRA-SQG	SQG of HW	LOW
40	Elster Amco Water Inc.	1100 SW 38 th Avenue	400 feet	RCRA-NonGen/NLR	NonGen of HW	NO
41	E-ONE	1701 SW 37 th Avenue	280 feet	RCRA-LQG	LQG of HW	LOW
42	Carquest Distribution Center	1700 SW 38 th Avenue	500 feet	HW Generator, Tier 2	SQG of HW	LOW
43	Maris Distributing Co	1805 SW 37 th Avenue	300 feet	UST, AST, Financial Assurance	Historic tanks	LOW
44	Jayveer Qwik King Stores	3685 SW 20 th Street	130 feet	LUST, UST, DWM Contamination, Financial Assurance	Active gas station	MEDIUM
45	Home Depot #0253	3300 SW 35 th Terrace	250 feet	RCRA-VSQG, Financial Assurance, HW Generator, Tier 2, AST	SQG of HW/AST	LOW

*Databases defined in Section 3.1

Figure 6.1 | Mainline Study Area Potentially Contaminated Sites Map



Site 1 – Gators One Hour Cleaners / Big Gators Inc. / Shell-Gators #184 (observed as Chevron in July 2023)

Address: 4410 NW S.R. 326

Risk Rating: HIGH

This site is located on the southwest corner of the I-75 and S.R. 326 intersection, within 50 feet from the I-75 ROW. The site is registered in the LUST, UST, Cleanup Sites, DWM Contamination, and Financial Assurance databases. Based on regulatory file review, the site had four 10,000-gallon Underground Storage Tanks (USTs) containing unleaded gas, one 6,000-gallon UST and one 10,000-gallon UST containing leaded gas that were installed in 1989, one 12,000-gallon UST containing diesel fuel that was installed on July 1, 1997 and two 12,000-gallon USTs containing unleaded gas that were installed in February 2011. Three of the 10,000-gallon USTs were removed on February 24, 2011. A discharge reporting form was submitted on May 19, 2011 in response to soil contamination found during tank closure activities. Groundwater monitoring and testing in 2023 detected benzene and naphthalene above the FDEP Groundwater Cleanup Target Levels (GCTLs). Natural Attenuation Monitoring is ongoing at the site. During site reconnaissance, the site was a Chevron gas station and convenience store. Due to soil and groundwater remediation currently ongoing at the site, the site is given a risk rating of **HIGH**.

Site 2 – Pilot Travel Centers #092

Address: 4255 W S.R. 326

Risk Rating: HIGH

This site is located on the northeast corner of I-75 and S.R. 326, within 280 feet from the I-75 ROW. The site is registered in the LUST, UST, DWM Contamination, and Financial Assurance databases. Based on regulatory file review, the site had two 12,000-gallon USTs containing unleaded gas, one 8,000-gallon UST containing unleaded gas, one 5,000-gallon UST containing kerosene, and two 12,000-gallon USTs containing vehicular diesel that were installed on March 1, 1984 and removed at an unknown date. The site installed a 4,000-gallon UST containing unleaded gas on December 1, 1995 that was closed in place at an unknown date. The site also has three 20,000-gallon USTs containing vehicular diesel and three 12,000-gallon USTs containing unleaded gas that were installed on December 1, 1995 and one 20,000-gallon UST containing vehicular diesel that was installed on April 1, 2007 that are currently in service. On July 17, 1991, a spill occurred from a truck fuel tank puncture. The contamination related to this spill was addressed during emergency response actions. On August 4, 1992, a spill occurred from an oil/water separator overflow. The contamination related to this spill was also addressed during emergency response actions. On August 2, 2007, damage to a diesel dispenser caused the release of an unknown amount of diesel onto the surrounding concrete. The contractor recommended soil sampling to further identify the impacts of this discharge. There are no follow up reports of this work. On August 1, 2017 the site closed and upgraded the leak detector and piping transition sumps associated with the northern diesel USTs. On February 3, 2023, FDEP

granted No Cleanup Required for the two spills that occurred in 1990s. During site reconnaissance, the site was Pilot Travel Center. Since the site is an active gas station with historic discharges (August 2007) with minimal supporting information regarding the cleanup of the spills, the site is given a risk rating of **HIGH**.

Site 3 – NW 42 Avenue & S.R. 326

Address: NW 42 Avenue & S.R. 326

Risk Rating: MEDIUM

This site is located off of NW 42nd Avenue and S.R. 326, 350 feet from the I-75 ROW. The site is registered in the Spills database. Based on the regulatory file review, on October 9, 2017, 100 gallons of diesel fuel were discharged on I-75. The incident is not reported as Closed and there is no indication of on-scene response to remediate the spill. During site reconnaissance, this site was within the S.R. 326 ROW in front of the BP Gas Station/Florida Citrus Center (Site 4). Since there is lack of information regarding the cleanup of this spill, the site is given a risk rating of **MEDIUM**.

Site 4 – Fina Osceola / Citrus Center #90 (observed as BP/Florida Citrus Center in July 2023)

Address: 4224 W S.R. 326 / 4250 W S.R. 326

Risk Rating: MEDIUM

This site is located on the southeast corner of I-75 and S.R. 326, within 100 feet from the I-75 ROW. The site is registered in the EDR Historic Auto Facility database, LUST, UST, DWM Contamination, and Financial Assurance databases. Based on regulatory file review, the site had an initial tank installation in the 1960s. Those USTs were removed and three 8,000-gallon USTs containing unleaded gas and one 8,000-gallon UST containing diesel fuel were installed in January 1986. A discharge reporting form was submitted in response to the discovery of contamination by lab analyses in 1987. Site assessment activities began in May 1995. In September 1998, Fina Oil and Chemical Company sold the property and all USTs to Delco Oil, Inc. Delco Oil, Inc. agreed to assume all responsibilities for past and future environmental impact of this facility. The discharge cleanup was completed and granted No Further Action in April 2002. In September 2008, soil testing was conducted as part of a product line closure and soil testing indicated presence of a petroleum release. The site owner requested to rescind the original site completion order since old soil impacts were encountered. In response, FDEP requested that additional soil and groundwater testing be conducted to confirm the results identified during the September 2008 line closure, which was completed in June 2009. The results of this additional analysis did not find indications of soil or groundwater impacts. FDEP did not agree to identify a new discharge at the site or rescind the site completion order. During site reconnaissance, the site was a BP gas station and Florida Citrus Center. Since the site is an

active gas station and sampling in 2009 did not indicate presence of a release, the site is given a risk rating of **MEDIUM**.

Site 5 – Pantry Inc. / FL#0160 (observed as Mobil in July 2023)

Address: 4150 W S.R. 326

Risk Rating: MEDIUM

This site is located south of S.R. 326 and east of NW 42nd Avenue, within 460 feet from the I-75 ROW. The site is registered in the EDR Historic Auto Facility, UST and Financial Assurance databases. Based on regulatory file review, the site began operations as a gas station in October 1999 with the installation of two 15,000-gallon USTs containing unleaded gas. During site reconnaissance, the site was a Mobil gas station. Since the site is an active gas station, the site is given a risk rating of **MEDIUM**.

Site 6 – Shamrock Station (observed as vacant land in July 2023)

Address: NW 44th Avenue Corner of I-75 & S.R. 326

Risk Rating: MEDIUM

This site is located in between I-75 and NW 44th Avenue, immediately northeast of Highland Tractor Co (Site 7), within 50 feet from the I-75 ROW. The site is registered in the UST database. Based on the regulatory file review, the site was associated with Highland Tractor Co (Site 7). The site had three 10,000-gallon USTs that were installed on an unknown date and removed on May 2, 1989. The removal of the tanks was witnessed by the Department of Health and Rehabilitative Services; however, a proper tank closure assessment was not performed at that time. The Marion County Storage Tank Regulation Department provided notice to Highland Tractor Company that a proper closure would be required to determine if contamination is present at this Shamrock Station location. During site reconnaissance, the site was vacant land surrounded by a chain-link fence. Since there is no documentation of proper closure of the former USTs and no follow up from Highland Tractor Co on an environmental audit for this Shamrock Station, the site is given a risk rating of **MEDIUM**.

Site 7 – Highland Tractor Co (observed as Bomag in July 2023)

Address: 7398 NW 44th Avenue

Risk Rating: MEDIUM

This site is located on the southwest corner of I-75 and S.R. 326, within 500 feet from the I-75 ROW. The site is registered in the AST and RCRA-VSQG databases. Based on the regulatory file review, the site was occupied by Southeastern Manufacturing and Letourneau Tractor prior to being Highland Tractor Company since 1975, a full service John Deere distributorship and repair facility. The main building was constructed of concrete block over a monolithic slab and was the original structure built by Letourneau Tractor that housed offices, showrooms, and parts and

service areas. The site was a small quantity generator (SQG) of hazardous waste. Larger metal working shop and repair areas were added in 1978 and 1980. The site had four 4,000-gallon USTs that were installed on an unknown date and removed on May 2, 1989. A site inspection during tank removal activities indicated the tanks to be in good condition and no product or odor was detected. A closure assessment was completed in July 1991 that did not recommend additional sampling and that final closure documents be prepared. The site has one 1,000-gallon AST installed in April 1994 containing lube oil. Nextran acquired this facility in June 2021. Nextran indicated the AST was removed prior to change in ownership. During site reconnaissance, the site was Bomag and one horizontal AST was located on the property that appeared to be associated with an outside generator. Since it is uncertain the materials kept at the site and if any other tanks are present, the site is given a risk rating of **MEDIUM**.

Site 8 – Clyde Earl Johnson**Address: 4050 NW 63rd Street****Risk Rating: MEDIUM**

There is no current business at this site address. The address provided shows this site being at the southeast corner of I-75 and NW 63rd Street, within 30 feet from the I-75 ROW. The site is registered in the SWF/LF database. Based on the regulatory file review, the site is an inactive waste tire collector. The site could not be verified during site reconnaissance and historical aerial photographs do not show a tire collection site in the vicinity of this address. Since there is lack of information regarding the location of this site and the activities performed at this site, the site is given a risk rating of **MEDIUM**.

Site 9 – Thermo King of Ocala, Inc.**Address: 6015 NW 44th Avenue****Risk Rating: LOW**

This site is located between NW 44th Avenue and I-75, within 300 feet from the I-75 ROW. The site was not listed in the EDR Report. The site performs maintenance and repairs to temperature control systems for trucks, trailers and buses. This site was identified in the I-75 at NW 49th Street CSER dated October 2020. The 2020 CSER indicated an interview with an employee at Thermo King was conducted on January 4, 2019 that confirmed the type of work performed and revealed there were ASTs for fuel on-site. During site reconnaissance, the site was Thermo King of Ocala, Inc. Since there is a likely presence of ASTs, refrigerants and petroleum products on site, but there are no records or history of release of any contaminants, the site is given a risk rating of **LOW**.

Site 10 – Air 22 LLC DBA All-In Removal

Address: 5877 NW 44th Avenue

Risk Rating: LOW

This site is located between NW 44 Avenue and I-75, immediately south of NW 60th Street, within 250 feet from the I-75 ROW. The site is registered in the SWF/LF and Financial Assurance databases. Based on regulatory file review, the site is owned by Tom’s Sod Ocala LLC and the tenant All-In Removal uses a portion of the property since 2014. The tenant registered as All-In Manure & Shavings Depot in October 2014 with approval from the site owner. The site operates as a manure blending operations providing new horse bedding, manure removal services including both dumpster cans and pile removal. The site also accepts wood shavings from sawmills and used horse bedding from farms. Since no violations have been reported at the site and the site is in compliance with solid waste regulations, the site is given a risk rating of **LOW**.

Site 11 – Scorpion Performance and Anodize, Inc. / Scorpion Racing Products

Address: 5817 NW 44th Avenue

Risk Rating: LOW

This site is located between NW 44th Avenue and I-75, south of All-In Removal (Site 10), within 150 feet from I-75 ROW. The site is registered in the HW Generator and RCRA-SQG databases. Based on regulatory file review, the site manufactures high-performance parts for automotive and boat racing, as well as other automotive parts. The site anodizes, laser etches, polishes, and performs other treatments to metal products at this location. There is no known history of release of any contaminants. During site reconnaissance, the site was Scorpion Performance. Due to the likely presence of cleaners, solvents, and other chemicals, without a history of releases, the site is given a risk rating of **LOW**.

Site 12 – Hickory Springs Manufacturing Company

Address: 5407 NW 44th Avenue

Risk Rating: LOW

This site is located between NW 44th Avenue and I-75, south of Scorpion Racing Products (Site 11), within 250 feet from I-75 ROW. The site is registered in the RCRA Non-Generator (NonGen)/No Longer Regulated (NLR) database. Based on regulatory file review, the site makes foam components for furniture, bedding, and transportation markets. The site was a SQG of hazardous waste until 2013. On January 11, 2013 an inspection was conducted by FDEP that indicated the facility is no longer in operation at this location. The facility was closed and signs indicated the site was for lease. The site was last inspected as a Conditionally Exempt SQG of hazardous waste and was in compliance. However, during site reconnaissance, the site was Hickory Springs Manufacturing Company with a HSM logo on the building and trailer trucks in

the parking lot. Since there is no history of violations or releases at the site, the site is given a risk rating of **LOW**.

Site 13 – Hydro Spa LLC

Address: 5401 NW 44TH Avenue

Risk Rating: LOW

This site is located between NW 44th Avenue and I-75, south of Hickory Springs Manufacturing Co. (Site 12), within 250 feet from the I-75 ROW. The site is registered in the RCRA NonGen/NLR database. Based on regulatory file review, the site was formerly Hydro Spa LLC, a manufacturer of hot tubs and registered as a large quantity generator (LQG) of hazardous waste in June 1987 and ceased operations in June 2001. The site received multiple minor violations however no history of releases of hazardous substances. Based on the 2020 CSER conducted for the I-75 and NW 49th Street intersection, a site reconnaissance was performed indicating the site was Quality Bedding and a large AST was located south of the southeastern-most building. In addition to the AST, two 50-gallon drums were located in cinder block secondary containment. During the recent site reconnaissance for the preparation of this CSER, the site consisted of a large building surrounded by a gated chain-link fence. The current business could not be identified during site reconnaissance. Marion County Property Tax records show the parcel is owned by GTI Real Estate LLC. Based on tax records, this building and the building directly north (both under the same parcel) have experienced renovations since 2018. Some buildings have been remodeled and demolished completely. Since there are no records of this site handling hazardous waste, the site is given a risk rating of **LOW**.

Site 14– Boutwell Limerock Mining – Clifton Mine

Address: East of I-75 north of NW 35th Street

Risk Rating: LOW

This site is located east of I-75, north of the Amazon Fulfillment Center within 150 feet from the I-75 ROW. The site is registered in the Mines database. Based on the regulatory file review, the site is a limerock mining area. Historical aerial photographs show major ground disturbance associated with this mine as early as 1964. Records indicate this area is prone to karst conditions. During site reconnaissance, the site was a mining area. A large pit was noticeable off of NW 35th Street, however the area was blocked off and the pit was observed from afar. Since there is no documented presence or release of contaminants, the site is given a risk rating of **LOW**.

Site 15 – SE Independent Delivery Services OER #2105-7I-53451Z / SARAH K CORP OER #2017-7I-57146Z

Address: I-75 @ North of Exit 352

Risk Rating: MEDIUM

This site is located within the I-75 ROW, west of the FedEx Facility. The site is registered in the LUST, Tanks, and DWM Contamination databases. Based on the regulatory file review, on August 1, 2015, 70 gallons of diesel fuel spilled on I-75 north of Exit 352 as a result of an accident involving a SE Independent Delivery Services truck. A source removal report dated April 25, 2016 indicated that on March 8, 2016, approximately 17 tons of contaminated soil was excavated. Soil sampling indicated no contamination above FDEP's soil cleanup target levels was present. FDEP granted No Further Action. Another discharge occurred at the same location on January 7, 2017, where 100 gallons of diesel fuel was discharged from a semi-truck in the I-75 southbound (SB) median north of Exit 352 due to a vehicular crash. Approximately three gallons of diesel fuel was recovered, boom was applied to the discharge to contain the contaminants on the soil area and pads were applied to the contaminated soil. Since there is no confirmation of soil and groundwater sampling to indicate contaminants did not infiltrate to the soil or groundwater, the site is given a risk rating of **MEDIUM**.

Site 16 – Junie Counts Landfill / Counts Construction

Address: 3021 NW 21st Street

Risk Rating: LOW

This site is located on the northeast corner of NW 21st Street and NW 31st Avenue, within 0.5 miles from the I-75 ROW. The site is registered in the SWF/LF, UST, AST, DWM Contamination, Financial Assurance, HW Generator, and Responsible Party databases. Based on regulatory file review, the site is a closed Class III landfill with an associated construction company operation. The disposal areas are north of the facility's structures. The Junie County Construction Company manufactures asphalt for related industries. The site had one 10,000-gallon UST containing unleaded gas, one 10,000-gallon UST containing diesel fuel that were installed in July 1984, one 12,000-gallon UST containing vehicular diesel that was installed in February 1999, one 16,000-gallon containing vehicular diesel that was installed on October 6, 2006, one 10,000-gallon UST containing waste oil that was installed on February 26, 2007, two 2,000-gallon ASTs containing lube oil that were installed in 1985, and a 2,000-gallon UST containing waste oil that was installed at an unknown date and removed in 2011. During site reconnaissance, the site was Counts Construction and Landfill. Since there is no history of violations at the site, the site is given a risk rating of **LOW**.

Site 17 – Friends Recycling Formerly Ocala Recycling

Address: 2350 NW 27th Avenue

Risk Rating: LOW

This site is located off of NW 27th Avenue, just north on NW 21st Street, within 0.5 miles from the I-75 ROW. The site was not listed in the EDR Report. The site is a construction and demolition (C&D) debris disposal facility with recycling. The recycling landfill for C&D disposal was permitted on November 1, 2002. The average delivery of waste to the facility is 600 cubic yards per day accepting aluminum, dimensional lumber, plastics, concrete and masonry, steel, gypsum wallboard. Recycling operations involve delivery of non-permitted waste to the county landfill (30 cubic yards a week). The facility is in compliance with FDEP solid waste regulations. During site reconnaissance, the site was Friends Recycling. Since there is no history of violations at the site, the site is given a risk rating of **LOW**.

Site 18 – Goebels Interstate 66 / Sunshine Food Mart #201 / Superamerica of Florida

#8028 (observed as Shell/Food Mart, Cici's Pizza in July 2023)

Address: 3801 NW Blitchton Road

Risk Rating: HIGH

This site is located on the northwest corner of I-75 and Blitchton Road, within 120 feet from the I-75 ROW. The site is registered in the EDR Historic Auto Facility, RGA LUST, LUST, UST, Spills, Cleanup Sites, DWM Contamination, and Financial Assurance databases. Based on the regulatory file review, the site was a gasoline station since 1971. The site had two 12,000-gallon USTs containing unleaded gas and one 8,000-gallon UST containing vehicular diesel that were installed in May 1988, one 8,000-gallon UST containing unleaded gas that was installed in December 1987 and are closed in place. The site also had one 6,000-gallon UST containing unleaded gas and two 4,000-gallon USTs containing unleaded gas and two 4,000-gallon USTs containing leaded gas that were installed in July 1976 and removed in December 1987. A petroleum release of approximately 30 gallons of vehicular diesel was reported at this site on March 29, 1993. Soil and groundwater remediation is currently ongoing at the site. During site reconnaissance, the site was a Shell Gas Station, Food Mart and Cici's Pizza. Since the site is an active gas station and soil and groundwater remediation is currently ongoing at the site, the site is given a risk rating of **HIGH**.

Site 19 – DP & Sons I-75 Spill

Address: I-75 near NW Blitchton Road

Risk Rating: LOW

This site is located within the ROW of I-75 between the northbound (NB) and SB lanes, just south of NW Blitchton Road. The site is registered in the LUST, Tanks, Cleanup Sites, and DWM Contamination databases. Based on regulatory file review, 100 gallons of diesel fuel were

discharged in the I-75 median at Exit 352 on June 25, 2002 due to a motor vehicle accident. SWS Environmental First Response excavated and removed approximately 120 tons of petroleum hydrocarbon impacted soil. SWS Environmental returned to the area of concern on August 2, 2002 and applied two gallons of micro-blaze. A post-micro-blaze application confirmatory soil sample indicated concentrations of Florida Petroleum Range Organics and Petroleum Products Contaminates of Concern below target cleanup levels. FDEP granted No Further Action on February 13, 2003. Due to the spill meeting FDEP cleanup standards and given No Further Action, the site is given a risk rating of **LOW**.

Site 20 – Texaco-Chisolm / Longs Texaco (observed as vacant land in July 2023)

Address: 3761 NW Blitchton Road

Risk Rating: LOW

This site is located on the northeast corner of I-75 and NW Blitchton Road, within 200 feet from the I-75 ROW. The site is registered in the LUST, UST, EDR Historic Auto Facility, and DWM Contamination databases. Based on regulatory file review, the site operated as a Texaco gas station and closed in 1991. A discharge reporting form was submitted in November 1991 in response to petroleum contamination found during tank closure activities. The contaminated soil was excavated and removed in October 1992. Site rehabilitation activities occurred at the site and completed in August 2009. The site was granted a site rehabilitation completion order on January 28, 2010. During site reconnaissance, the site was vacant land surrounded by a chain-link fence. The site was overgrown with vegetation. Since the site discharge was cleaned to the satisfaction of FDEP and given a site completion order, the site is given a risk rating of **LOW**.

Site 21 – Fuqua Sawmill Inc.

Address: 1751 NW 33rd Avenue

Risk Rating: LOW

This site is located on the northeast corner of NW 17th Place and NW 34th Avenue, within 0.4 miles from the I-75 ROW. The site is registered in the AST and SWF/LF databases. Based on regulatory file review, the site has one 1,000-gallon AST containing diesel fuel installed at an unknown date. On November 21, 2017 the site owner Fuqua Sawmill provided permission for Total Urban Forestry to use the property for a tree debris recycling yard. The site registered as a yard trash recycling facility on December 19, 2017. Since there is no history of violations at the site, the site is given a risk rating of **LOW**.

Site 22 – Ron’s Towing / Marathon-Blitchton #346**Address: 3760 NW Blitchton Road****Risk Rating: HIGH**

This site is located at the southeast corner of I-75 and NW Blitchton Road, within 50 feet from the I-75 ROW. The site is registered in the EDR Historic Auto Facility, RCRA Non-Gen, LUST, UST, Cleanup Sites, DWM Contamination, and Financial Assurance databases. Based on regulatory file review, the site was a gas station since the 1960s. The site had four 6,000-gallon USTs containing unleaded gas and one 550-gallon UST containing waste oil that were installed in April 1966 and removed at an unknown date. The site had three 10,000-gallon USTs containing unleaded gas and one 550-gallon UST containing waste oil that were installed in July 1987 and removed October 2005. The site has four 10,000-gallon USTs containing unleaded gas that were installed in November 2005. On August 19, 1986 a discharge notification form was submitted after light non-aqueous phase liquids were detected in an onsite compliance well. Site assessment activities began in 1993 and are currently ongoing at the site. Recent soil and groundwater sampling in 2021 indicated presence of petroleum-related product. During site reconnaissance, the site was a Marathon gas station. Since the site is an active gas station with soil and groundwater remediation currently ongoing at the site, the site is given a risk rating of **HIGH**.

Site 23 – 3780 NW Blitchton Road**Address: 3780 NW Blitchton Road****Risk Rating: LOW**

This site is located on the southeast corner of I-75 and NW Blitchton Road, within 20 feet from the I-75 ROW. The site is registered in the Spills database. Based on regulatory file review, a 100-gallon discharge of diesel fuel occurred on November 29, 2016. The local fire department responded to the incident and the incident is reported as closed. Since the spill is reported closed, the site is given a risk rating of **LOW**.

Site 24 – Raney Truck Parts Inc.**Address: 1650 NW 38th Avenue****Risk Rating: LOW**

This site is located south of NW 17th Place and west of NW 38th Avenue, within 160 feet from the I-75 ROW. The site is registered in the RCRA-SQG, UST, and HW Generator databases. Based on regulatory file review, the site was Raney’s Truck Center since 1957, a heavy-duty truck parts and truck repair facility. The site has 16 service and repair bays, a specialized 4-bay spring, brake, driveline, and suspension shop, and four fully stocked truck parts warehouses on its 7.5-acre sales lot. The site registered as a SQG of hazardous waste in 1998. During site reconnaissance, the site was Raney’s Truck Center. Since there is no history of violations at the site, the site is given a risk rating of **LOW**.

Site 25 – Bennetts Diesel Inc. (observed as Sim’s Crane & Equipment Co in July 2023)

Address: 1604 NW 38th Avenue

Risk Rating: LOW

This site is located south of NW 17th Place and west of NW 38th Avenue, directly south of Raney’s Truck Center (Site 24), within 160 feet of the I-75 ROW. The site is registered in the RCRA NonGEN/NLR database. Based on regulatory file review, the site was Bennetts Diesel and registered as a SQG of hazardous waste in 1986. During an inspection on January 11, 2013 conducted by FDEP, it was noted Bennetts Diesel was no longer in business and the property was occupied by Sims Crane & Equipment. During site reconnaissance, the site was Sims Crane & Equipment Co, a crane rental company and service. Since there is a possibility of the presence of chemicals to service heavy equipment, but there is no history of violations at the site, the site is given a risk rating of **LOW**.

Site 26 – Werner Enterprises

Address: I-75 @ Exit 354

Risk Rating: LOW

This site is located within 80 feet from the I-75 ROW, at Exit 354. The site is registered in the LUST, Tanks, and DWM Contamination databases. Based on regulatory file review, on March 17, 2004 a tractor-trailer owned/operated by Werner Enterprises was involved in a truck roll over that resulted in a puncture of the fuel tank east off of I-75 immediately before Exit 354. The Ocala Fire Department responded to the incident and cleanup was performed by Southern Waste Services in April and May of 2004, where approximately 80 tons of diesel fuel impacted soil were removed. No groundwater or surface water was impacted and soil sampling indicated no traces of contaminated soil. Since the spill was cleaned to the satisfaction of FDEP and granted No Further Action, the site is given a risk rating of **LOW**.

Site 27 – I-75 & NW 10th Street

Address: I-75 & NW 10th Street

Risk Rating: LOW

This site is located east of I-75, north of NW 10th Street, within 580 feet from the I-75 ROW at the coordinates 29° 11’ 59” N 82° 10’ 55” W. The site is registered in the SWF/LF database. Based on regulatory file review, the site is a registered disaster debris management site since 2016. The site could not be accessed during site reconnaissance. Historical aerial photographs show the site as vacant land, cleared for debris staging, surrounded by trees/dense vegetation and approximately seven acres in size. Since there are no violations or compliance issues at the site, the site is given a risk rating of **LOW**.

Site 28 – Waste Pro Ocala MRF

Address: 3621 NW 10th Street

Risk Rating: LOW

This site is located east of I-75 and north of NW 10th Street, within 800 feet from the I-75 ROW. The site is registered in the SWF/LF and SWRCY databases. Based on regulatory file review, the site was undeveloped land prior to being built as a Waste Pro Materials Recovery Facility (MRF) in 2015. The site is a 65,000-square foot recycling facility located on nine acres that processes plastic, paper, glass, cardboard, metals and other recyclable materials at a rate of approximately 24,000 tons per year. During site reconnaissance, the site was the Waste Pro Ocala MRF. Since there are no violations and the site is operating in compliance with solid waste regulations, the site is given a risk rating of **LOW**.

Site 29 – Chariot Eagle Inc.

Address: 931 NW 37th Avenue

Risk Rating: LOW

This site is located on the southeast corner of NW 10th Street and NW 37th Avenue, east of I-75, within 360 feet from the I-75 ROW. The site is registered in the RCRA-VSQG database. Based on regulatory file review, the site was Chariot Eagle since 1984. The facility manufactured mobile homes and modular housing. The homes are built of wood on a steel base. The ceilings and walls are sprayed for cover and texture using water borne coatings. An inspection on October 30, 2012 indicated the facility did not generate hazardous waste at that time, the site was in compliance and did not report any violations. During site reconnaissance, the site was Chariot Eagle Inc. Due to the minimal amount of solvent used at the site, the site is given a risk rating of **LOW**.

Site 30 – Damar Manufacturing Inc. (observed as Hoseline Inc. in July 2023)

Address: 701 NW 37th Avenue

Risk Rating: HIGH

This site is located east of I-75, south of NW 10th Street, within 250 feet from the I-75 ROW. The site is registered in the RCRA NonGen/NLR database. Based on regulatory file review, the site was a LQG of hazardous waste in 1997. The site manufactured and finished cabinetry, shutters and doors out of raw lumber. The wood was cut, glued, stained, and top coated before shipment. The waste streams associated with production were waste machine oil, waste paint/stain, and waste solvents. The site received multiple violations due to improperly labeling and disposing of hazardous waste. In 2006, FDEP indicated releases from the sinks in the production area and finishing area were draining into the stormwater drain, HW was being evaporated into the environment, and buckets of top coat failed to be closed during storage. During a meeting on January 29, 2007, Damar Manufacturing presented a list of actions that had

been completed to bring the facility back into compliance. FDEP and Damar Manufacturing could not reach agreement on terms for a short form consent order. A lien was placed on the property for failure to pay civil penalties for these violations. The site requested a status change under RCRA to a non-handler of hazardous waste in 2008. On October 30, 2012, an inspection by FDEP indicated that the hazardous waste notifier is no longer in operation and the property was vacant. During site reconnaissance, the site was Hoseline Inc., surrounded by a gated fence. Since the site has a history of violations, the site is given a risk rating of **HIGH**.

Site 31 – Scales Express 02-11-3217

Address: I-75 SB North of S.R. 40 Overpass

Risk Rating: LOW

This site is located within the project ROW, on the I-75 SB lanes, north of the S.R. 40 overpass. The site is registered in the LUST, Tanks, DWM Contamination databases. Based on regulatory file review, less than 100 gallons of diesel were discharged in the grass median located between the NB and SB lanes of I-75 on December 20, 2002 due to a rainstorm. The location of the spill was adjacent to two stormwater catch basins discharging to both a north drainage retention area and a south drainage retention area. Howco Environmental Services responded to the incident resulting in the removal of 1,567 gallons of diesel-impacted water, 205 gallons of diesel-impacted solids, and seven drums of diesel-impacted spent absorbents/booms. Further groundwater and soil testing was conducted in 2005. Cleanup was completed August 23, 2004 and the site received No Further Action. Since the spill was cleaned to the satisfaction of FDEP and granted No Further Action, the site is given a risk rating of **LOW**.

Site 32 – Sunrise Food Mart #64 (observed as vacant land in July 2023)

Address: 3825 W Silver Springs Boulevard

Risk Rating: HIGH

This site is located on the northwest corner of I-75 and W Silver Springs Boulevard, within 250 feet from I-75 ROW. The site is registered in the LUST, UST, Institutional Controls, Asbestos, Cleanup Sites, DWM Contamination, and Financial Assurance databases. Based on regulatory file review, the site was a Texaco gas station. The site had two 8,000-gallon USTs containing unleaded gas that were installed on July 1, 1976 and removed on November 14, 2005 and one 20,000-gallon UST containing unleaded gas and diesel fuel that was installed on November 21, 2005. A discharge reporting form was submitted in February 1994 in response to a 58-gallon loss on inventory records. Site assessment activities began in 2005 and revealed soil and groundwater contamination above cleanup target levels. The tank and building at this property was removed by the City of Ocala in April 2020 without proper notification to the property owner nor FDEP. Site assessment activities are currently ongoing at the site to address the 1994

discharge. During site reconnaissance, the site was vacant land. Since site assessment activities are currently ongoing at the site, the site is given a risk rating of **HIGH**.

Site 33 – I-75 Service Center / Exxon #5333 (observed as vacant land in July 2023)

Address: 3820 W Silver Springs Boulevard

Risk Rating: LOW

This site is located on the southwest corner of I-75 and W Silver Springs Boulevard, within 230 feet from the I-75 ROW. The site is registered in the EDR Historic Auto, LUST, UST, Cleanup Sites, and DWM Contamination databases. Based on regulatory file review, the site was constructed as a gas station in 1965. The site had four 3,000-gallon USTs containing unleaded gas, one 4,000-gallon UST containing unleaded gas and one 500-gallon UST containing waste oil that were installed in February 1965 and removed on August 22, 1991. A discharge occurred on December 3, 1987. Site assessment activities began in 1988. A second discharge occurred at the site on June 21, 2005 when a tractor trailer traveling west on S.R. 40 ran into a Swift Transportation truck that was parked at this closed gas station. It is estimated 30 to 40 gallons of diesel fuel were discharged onto the property. All on-site structures were demolished in late 2005 and the site was for sale. Damaged monitoring wells were reinstalled in 2017 and groundwater contamination was remediated. Since the site has completed contamination remediation, the site is given a risk rating of **LOW**.

Site 34 – Island Food Store #409-Former (observed as vacant land in July 2023)

Address: 3637 W Silver Springs Boulevard

Risk Rating: HIGH

This site is located on the northeast corner of I-75 and W Silver Springs Boulevard, within 230 feet from the I-75 ROW. The site is registered in the LUST, UST, Institutional Controls, Spills, DWM Contamination, and Financial Assurance databases. Based on regulatory file review, the site operated as a gas station since 1964. The site had one 550-gallon UST containing waste oil and one 550-gallon UST containing kerosene that were installed on December 1, 1964, four 10,000-gallon USTs containing unleaded gasoline that were installed on November 1, 1984, one 1,000-gallon UST containing waste oil and one 1,000-gallon UST containing kerosene that were installed on January 1, 1988, and one 12,000-gallon UST containing vehicular diesel that was installed on July 1, 1996. A discharge reporting form was filed on June 4, 1992 due to dissolved hydrocarbon compounds that were detected above FDEP target levels in the groundwater beneath the site during a groundwater sampling event. Site assessment activities were initiated in July 1992 and were finalized in December 1993. Monitoring was performed for nine quarters. The discharge was granted No Further Action in November 1996. A discharge reporting form was submitted on August 29, 2005 indicating a 5,700-gallon diesel discharge due to a UST rupture. Site assessment activities occurred at the site removing the contaminated product. The

USTs were removed from the site in September 2009. FDEP issued a site rehabilitation completion order with conditions and a Declaration of Restrictive Covenant was filed December 3, 2015 indicating groundwater use and soil restrictions for the site. The site is currently vacant property with a mixture of old concrete foundation overgrown with some vegetation surrounded by a chain-link fence. Since the site has soil and groundwater restrictions in place, the site is given a risk rating of **HIGH**.

Site 35 – Amoco-Colony #106 / Exxon on Run Ocala (observed as Chevron in July 2023)

Address: 3630 W Silver Springs Boulevard

Risk Rating: MEDIUM

This site is located on the southeast corner of I-75 and W Silver Springs Boulevard, within 180 feet from the I-75 ROW. The site is registered in the Spills database. Based on regulatory file review, a 30-gallon discharge of gasoline occurred on December 15, 2014. The incident is reported Closed. No other information regarding cleanup activities is provided. During site reconnaissance, the site was a Chevron gas station. Since the site is an active gas station, the site is given a risk rating of **MEDIUM**.

Site 36 – I-75 NB & S.R. 40 @ Exit 352

Address: I-75 NB & S.R. 40 @ Exit 352

Risk Rating: MEDIUM

This site is located within the project ROW, at Exit 352. The site is registered in the Spills database. Based on regulatory file review, on August 22, 2008 approximately 50 gallons of diesel fuel spilled on I-75. The incident is reported Closed. No other information regarding cleanup activities is provided. Due to the lack of information regarding this discharge, the site is given a risk rating of **MEDIUM**.

Site 37 – HD Supply Plumbing HVAC Ltd #HG4015 (observed as Hughes Supply in July 2023)

Address: 700 SW 38th Avenue

Risk Rating: LOW

This site is located west of SW 38th Avenue, south of SW 7th Street, within 250 feet from the I-75 ROW. The site is not listed in the EDR Report. Based on FDEP database records, the site registered as a Conditionally Exempt SQG of hazardous waste in August 2008. During site reconnaissance, the site was Hughes Supply. Since there is no history of violations at the site, the site is given a risk rating of **LOW**.

Site 38 – POA Acquisitions (observed as Clean Channel Outdoor in July 2023)

Address: 731 SW 37th Avenue

Risk Rating: NO

This site is located on the southeast corner of SW 37th Avenue and SW 7th Street, within 100 feet from the I-75 ROW. The site is registered in the RCRA NonGen/NLR database. Based on regulatory file review, the site registered as a SQG of hazardous waste in 1991. During an inspection conducted by FDEP on September 12, 2019, the facility was no longer in operation at this location and the business at that time was Clear Channel Outdoor. During site reconnaissance, the site was Clear Channel Outdoor, a media company. Since there is no history of violations at the site and there is an unlikely presence of hazardous contaminants on the property, the site is given a risk rating of **NO**.

Site 39 – Fidelity Manufacturing

Address: 1101 SW 37th Avenue

Risk Rating: LOW

This site is located east of I-75, north of SW 13th Street, within 230 feet from the I-75 ROW. The site is registered in the HW Generator and RCRA-SQG databases. Based on regulatory file review, the site notified the EPA on August 20, 2020 requesting a hazardous waste status of Very SQG (VSQG). On September 21, 2022, the site registered as a SQG of hazardous waste. During site reconnaissance, the site was Fidelity Manufacturing. Since there is no history of violations at the site, the site is given a risk rating of **LOW**.

Site 40 – Elster Amco Water Inc. (observed as Children Legal Services in July 2023)

Address: 1100 SW 38th Avenue

Risk Rating: NO

This site is located west of SW 38th Avenue, north of SW 13th Street, within 400 feet of the I-75 ROW. The site is registered in the RCRA-NonGen/NLR database. Based on regulatory file review, the site was Alster Amco Water Inc., a totalizing fluid meter and counting device manufacturing facility that closed in 2009 with no reported violations. During site reconnaissance, the site was Children’s Legal Services. Since there is an unlikely presence of hazardous contaminants on the property, the site is given a risk rating of **NO**.

Site 41 – E-ONE

Address: 1701 SW 37th Avenue

Risk Rating: LOW

This site is located east of SW 37th Avenue, north of SW 20th Street, within 280 feet from the I-75 ROW. The site is registered in the RCRA-LQG database. Based on regulatory file review, this site was built as an expansion to other E-ONE) facilities in Ocala. E-ONE manufactures emergency

vehicles and is a distributor of specialty vehicles and related aftermarket parts and services serving fire and emergency, recreational vehicle, commercial bus, and mobility markets. This 66,000-square foot facility was built in 2018 to provide additional warehouse operations, expansion of parts distribution, and space for new product line operations. During site reconnaissance, the site was E-ONE. Since there are no violations at the facility and the site is in compliance with handling hazardous waste, the site is given a risk rating of **LOW**.

Site 42 – Carquest Distribution Center

Address: 1700 SW 38th Avenue

Risk Rating: LOW

This site is located west of I-75 and north of SW 19th Street, within 500 feet from the I-75 ROW. The site is registered in the HW Generator and Tier 2 databases. Based on regulatory file review, the site consists of a parts warehouse and distribution center with offices. The warehouse stores auto parts and auto accessories. Orders are filled by placing parts in bins and sending them along a conveyor belt to the distribution floor where they are packaged and placed into delivery trucks. The site registered as a LQG in November 2010. The site received a violation in March 2011 for not properly labeling three universal waste lamp containers. The site revised its registration as a SQG in November 2021. During site reconnaissance, the site was Carquest Distribution Center. Since there are no reports of historic discharges or spills at the site and minor violations for waste labeling, the site is given a risk rating of **LOW**.

Site 43 – Maris Distributing Co (observed as Layher Inc. in July 2023)

Address: 1805 SW 37th Avenue

Risk Rating: LOW

This site is located east of SW 37th Avenue north of SW 20th Street, within 300 feet from the I-75 ROW. The site is registered in the UST, AST, and Financial Assurance databases. Based on regulatory file review, the site had one 3,000-gallon UST, one 4,000-gallon UST containing diesel, and one 4,000-gallon UST containing gasoline that were installed in June 1974 and removed on April 1, 1993 and one 10,000-gallon AST containing diesel fuel that was installed in October 1993 and closed in place in March 2012. During site reconnaissance, the site was Layher Inc., a scaffolding manufacturing company. Since there are no known chemicals or active tanks stored on the property, the site is given a risk rating of **LOW**.

Site 44 – Jayveer Qwik King Stores (observed as Marathon in July 2023)

Address: 3685 SW 20th Street

Risk Rating: MEDIUM

This site is located on the northeast corner of I-75 and SW 20th Street, within 130 feet from the I-75 ROW. The site is registered in the LUST, UST, DWM Contamination, and Financial Assurance

databases. Based on regulatory file review, the site operated as Kwik King Food Stores with an associated fueling station since 1982. The site had three 10,000-gallon USTs containing unleaded gas that were installed in June 1982 and were removed in June 2009. A discharge reporting form was submitted on December 5, 1996 due to high petroleum vapors detected during a routine compliance inspection. No follow up sampling was conducted to confirm soil or groundwater contamination from the discharge. During tank closure assessment activities, 12 tons of petroleum-related impacted soil were removed. The groundwater table was not encountered at a depth of 20 feet; therefore, groundwater was not assessed during UST closure. Confirmatory soil sample analytical results did not detect petroleum-related constituents above the state soil cleanup target levels. During site reconnaissance, the site was a Marathon gas station and convenience store. Minor asphalt staining was observed in the parking lot. Since the site is an active gas station, the site is given a risk rating of **MEDIUM**.

Site 45 – Home Depot #0253

Address: 3300 SW 35th Terrace

Risk Rating: LOW

This site is located east of I-75, north of SW College Road, within 250 feet from the I-75 ROW. The site is registered in the RCRA-VSQG, Financial Assurance, HW Generator, Tier 2, and AST databases. Based on regulatory file review, the site is currently Home Depot. The site has one 650-gallon AST containing emergency generator diesel fuel that was installed in May 2017. The site was originally registered as a SQG on March 26, 1996 and recently reregistered as a SQG in January 2022. During site reconnaissance, the site was Home Depot. Since there is no history of releases at the site, the site is given a risk rating **LOW**.

6.2 Pond Sites Study Area Impacts

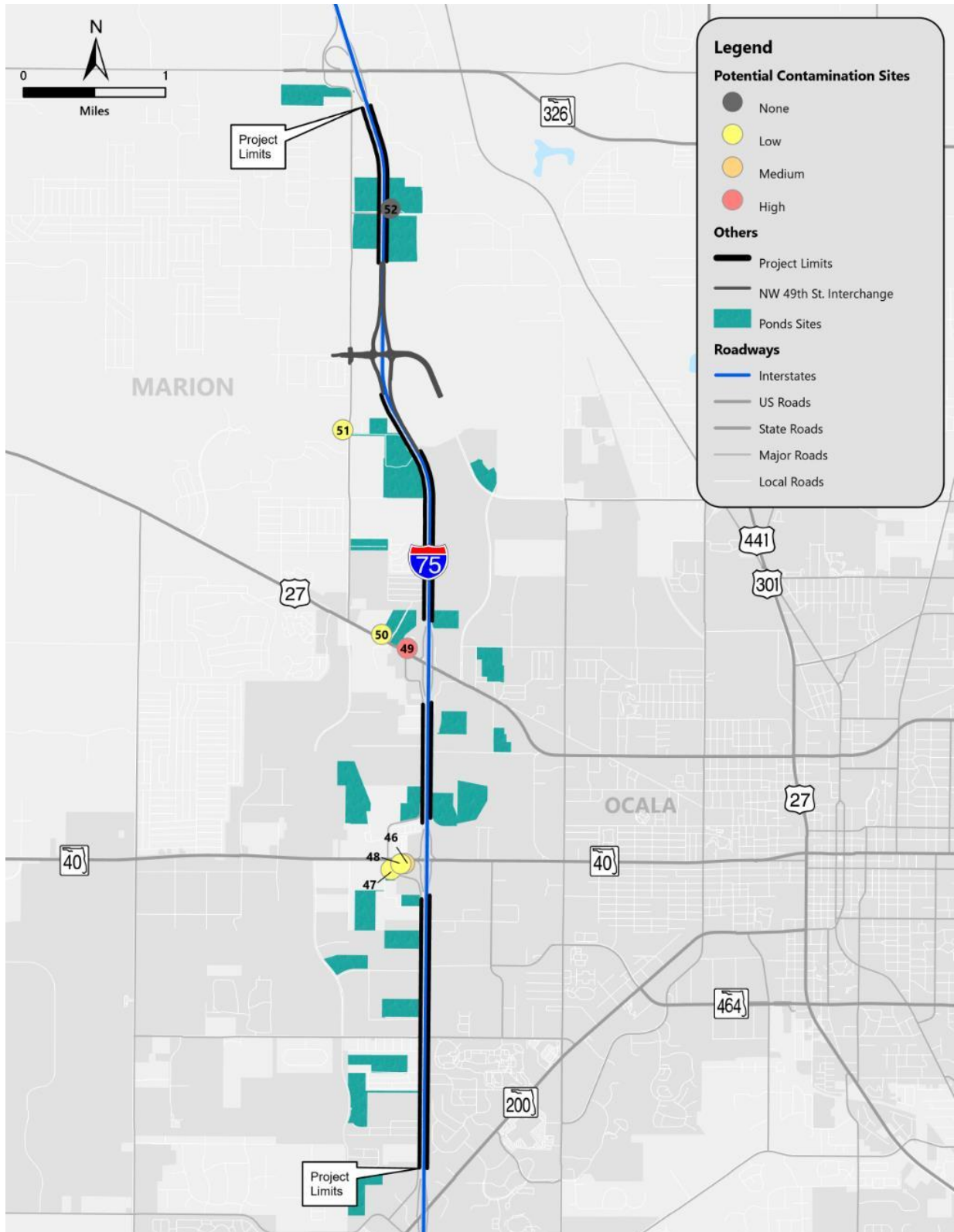
Seven (7) additional known or potentially contaminated sites were identified near or within an alternative pond site boundary. A summary of the potential contamination sites is provided in **Table 4** and shown on **Figure 6.2**.

Table 4 | Pond Sites Study Area Summary of Potential Contamination Sites

Site ID	Site Name	Site Address	Site Distance to Alternative Pond Site	EDR Database*	Concern	Risk Rating
46	Sunshine Food Mart #124	3928 W Silver Springs	350 feet to Preferred Pond Site B4-B2	LUST, UST, DWM Contamination, Financial Assurance	Historic spill and active gas station	MEDIUM
47	Leesburg Motel Investment Inc./Comfort Inn	4040 W Silver Springs	Within Boundary of Preferred Pond Site B4-B2	RGA LUST, LUST, UST, Asbestos, DWM Contamination	Historic spill	LOW
48	Glenn Miller Realty	3960 W Silver Springs	200 feet of Preferred Pond Site B4-B2	UST	Historic gas station	LOW
49	Chevron-Blitchton Road	3901 NW Blitchton Road	700 feet of Preferred Pond Site B9-C	LUST, UST, Cleanup Site, DWM Contamination, Financial Assurance	Active soil and groundwater remediation	HIGH
50	Joes Jiffy	4043 NW Blitchton Road	Within Boundary of Preferred Pond Site B9-C	UST, Financial Assurance	Historic gas station	LOW
51	Ashley Farms Golf & Country Club WTP	4170 NW 44 th Avenue	250 feet of Preferred Pond Site B11-C & B12-C & B13-A Combined	AST	Tanks	LOW
52	Shaw Pipeline Service – Price Gregory Yard	4055 NW 63 rd Street	Within Boundary of Preferred Pond Site B14-A & B15-C Combined	RCRA NonGen/NLR	NonGen of HW	NO

*Databases defined in Section 3.1

Figure 6.2 | Pond Sites Study Area Potentially Contaminated Sites Map



Site 46 – Sunshine Food Mart #124

Address: 3928 W Silver Springs

Risk Rating: MEDIUM

This site is located south of S.R. 40, 700 feet west of I-75, within 350 feet of Preferred Pond Site B4-B2. The site is registered in the LUST, UST, DWM CONTAM, and Financial Assurance databases. Based on regulatory file review, the site was vacant land prior to becoming a gasoline station in July 2001. The site has two 16,000-gallon USTs containing unleaded gasoline and diesel fuel. A discharge reporting form was submitted in February 2013 due to the presence of petroleum related constituents in the soil. Site remediation activities were initiated in 2015 and the site completed natural attenuation monitoring in December 2018. FDEP granted No Further Action in May 2019. During site reconnaissance, the site was an active gas station. Since the site is an active gas station with a document release, the site is given a risk rating of **MEDIUM**.

Site 47 – Leesburg Motel Investment Inc./Comfort Inn (observed as vacant land in January 2024)

Address: 4040 W Silver Springs

Risk Rating: LOW

This site is located on the southwest corner of S.R. 40 and SW 3rd Street, within the Preferred Pond Site B4-B2 boundary. The site is registered in the RGA LUST, LUST, UST, Asbestos, and DWM Contamination database. Based on regulatory file review, the site was a gasoline station prior to being a motel in 1990. Three 8,000-gallon USTs containing unleaded gasoline were installed at an unknown date and removed in June 1990. A discharge reporting form was submitted in June 1990 in response to the verification of contamination at one of the fill ports during tank closure activities. Site remediation activities were initiated in July 2000 and finalized in October 2002. FDEP granted No Further Action in April 2002. Historical aerial photographs show the motel structures were demolished in 2018. During site reconnaissance, the site was vacant with an asphalt surface. Utilities were found on site including a lift station and buried fiber optic cables. Pavement markings by Tierra were observed indicating soil boring locations. However, there are no records or any work orders available in the FDEP database indicating current or planned subsurface investigations occurring at the site. Since there are no active contamination issues at the site, the site is given a risk rating of **LOW**.

Site 48 – Glenn Miller Realty (observed as Burger King in January 2024)

Address: 3960 W Silver Springs

Risk Rating: LOW

This site is located on the southeast corner of S.R. 40 and SW 40th Avenue, within 200 feet of Preferred Pond Site B4-B2. The site is registered in the UST database. Based on regulatory file review, the site was a Texaco gasoline station with one 4,000-gallon UST containing leaded

gasoline and one 4,000-gallon UST containing unleaded gasoline that were installed in 1965 and removed in 1972. The site was converted into a Real Estate office. In November 1991, site remediation did not reveal presence of contamination. During site reconnaissance, the site was a Burger King. Since there are no indications of contamination concern, the site is given a risk rating of **LOW**.

Site 49 – Chevron-Blitchton Road (observed as closed/abandoned in January 2024)

Address: 3901 NW Blitchton Road

Risk Rating: HIGH

This site is located north of S.R. 27, 600 feet west of I-75, within 700 feet of Preferred Pond Site B9-C. The site is registered in the LUST, UST, Cleanup Sites, DWM Contamination and Financial Assurance databases. Based on regulatory file review, the site was a gas station prior to the 1980s. Historical aerial photographs show structures present in the 1950s. The site had two 2,000-gallon USTs, one 3,000-gallon UST, one 5,000-gallon UST, one 1,000-gallon UST and one 550-gallon UST that were installed at an unknown date and removed in the early 1980s. The facility has three 10,000-gallon USTs containing unleaded gasoline and one 10,000-gallon UST containing diesel installed in 1982. A discharge reporting form was submitted in August 1989 due to the detection of hydrocarbon odors in a compliance well. Site remediation activities began in 1991 and are still ongoing. During site reconnaissance, the site was an abandoned Chevron gas station with the structures on site surrounded by a chain-link fence. Since the site has known contamination with site remediation activities occurring, the site is given a risk rating of **HIGH**.

Site 50 – Joes Jiffy (observed as abandoned Phoenix 2 in January 2024)

Address: 4043 NW Blitchton Road

Risk Rating: LOW

This site is located north of S.R. 27, 0.25 miles west of I-75, within the Preferred Pond Site B9-C boundary. The site is registered in the UST and Financial Assurance databases. Based on regulatory file review, the site had one 8,000-gallon UST containing diesel fuel, and two 8,000-gallon USTs containing unleaded gasoline that were installed in March 1988 and removed in August 2011. A tank closure test was conducted during tank closure activities that confirmed no contamination was present. During site reconnaissance, abandoned building labeled Phoenix 2 with asphalt parking lot where the former USTs were located. Phoenix 2 was an internet café that was banned in 2021 by an ordinance initiated by the Marion County Sherriff's Office. Since there is no potential contamination concern, the site is given a risk rating of **LOW**.

Site 51 – Ashley Farms Golf & Country Club Water Treatment Plant (WTP)

Address: 4170 NW 44th Avenue

Risk Rating: LOW

This site is located west of NW 44th Avenue, 0.15 miles north of NW 39th Street Road, within 250 feet of Preferred Pond Site B11-C & B12-C & B13-A Combined. The site is registered in the AST database. Based on regulatory file review, the site has one 2,000-gallon double walled AST for an emergency generator. During site reconnaissance, the site was the Ashley Farms and Country Club Water Treatment Plant (WTP). The site is given a risk rating of **LOW**.

Site 52 – Shaw Pipeline Service – Price Gregory Yard

Address: 4055 NW 63rd Street

Risk Rating: NO

This site is located on the northeast corner of I-75 and NW 63rd Street, within the Preferred Pond Site B14-A & B15-C Combined boundary. The site is registered in the RCRA NonGen/NLR database. Based on regulatory file review, the site submitted an application with the intent to manage spent photographic chemicals for reclamation at an off-site facility during a short-term pipeline construction project. Handling of hazardous secondary materials was expected to begin December 2016 at a rate of 4 tons per year. During site reconnaissance, the site could not be accessed due to the dirt road leading to private property. Since the site is registered as a non-hazardous waste generator, the site is given a risk rating of **NO**.

6.2.1 Alternative Pond Sites

An evaluation of the 19 alternative pond sites is summarized below.

Preferred Pond Site B1-B & B2-A Combined

Risk Rating: NO

Preferred Pond Site B1-B & B2-A Combined is located 0.37 miles west of I-75, 0.25 miles south of SW 20th Street. This alternative pond site is bordered to the east by Bedrock Dogwood Acres Mobile Home and undeveloped land, to the north by an unknown structure and undeveloped land, to the west by SW 43rd Court and undeveloped land, and to the south by undeveloped land and residential homes. This alternative pond site is adjacent to the Dogwood Aces Mobile Home Park located at 2450 SW 38th Avenue. The facility has an active permit for discharging wastewater into the environment. The treatment system is Extended Aeration which is a method of sewage treatment using modified activated sludge procedures. During site reconnaissance, this alternative site could not be fully accessed from public ROW. SW 43rd Court was blocked off for construction and the alternative pond site abuts private property in the northeast portion. The southeast portion of the alternative pond site was viewed from SW 29th Place as

undeveloped land. Since there is minimal concern for potential contamination, this alternative pond site is given a risk rating of **NO**.

Alternative Pond Site B1-D & B2-D Combined

Risk Rating: NO

Alternative Pond Site B1-D & B2-D Combined is located west of I-75, 0.37 miles south of SW 20th Street. This alternative pond site is bordered to the east by I-75, to the north by Bedrock Dogwood Acres Mobile Home, to the west by undeveloped land, and to the south by residential homes. This alternative pond site is adjacent to the Dogwood Aces Mobile Home Park located at 2450 SW 38th Avenue. The facility has an active permit for discharging wastewater into the environment. The treatment system is Extended Aeration which is a method of sewage treatment using modified activated sludge procedures. During site reconnaissance, this alternative pond site was undeveloped land. The edges of this alternative pond site were observed from public ROW but could not be accessed fully due to the dense vegetation. Since there is minimal concern for potential contamination, this alternative pond site is given a risk rating of **NO**.

Preferred Pond Site B3-D

Risk Rating: LOW

Preferred Pond Site B3-D is located west of I-75 and 0.19 miles south of SW 13th Street. This alternative pond site is bordered to the east by I-75, to the north by ABCO Transportation Inc., to the west by Old Dominion Freight Line and to the south by Signature Brands – Popcorn Factory. During site reconnaissance, this alternative pond site was partially undeveloped (western side) and partially occupied by Carquest Auto Parts (Site No. 42) (eastern side). More information regarding Site No. 42 is located in Section 6.1. Since Site No. 42 partially occupies this alternative pond site, this alternative pond site is given a risk rating of **LOW**.

Alternative Pond Site B4-A

Risk Rating: NO

Alternative Pond Site B4-A is located 0.33 miles west of I-75 and 0.2 miles south of S.R. 40. This alternative pond site is bordered to the east by Adesa Ocala Auto Auction, to the north by a Yard Stop, to the west by mainly undeveloped land with a few residential structures, and to the south by Cardinal Glass IG. During site reconnaissance, this alternative pond site could not be accessed from public ROW. Since there is minimal concern for potential contamination, this alternative pond site is given a risk rating of **NO**.

Alternative Pond Site B4-B1**Risk Rating: LOW**

Alternative Pond Site B4-B1 is located in the northwest corner of SW 5th Lane and SW 38th Avenue. This alternative pond site is bordered to the east by SW 38th Street and I-75, to the north by Northern Tool + Equipment, to the west by Adesa Ocala Auto Auction, and to the south by SW 5th Lane and truck parking. This alternative pond site is located within 250 feet of Site No. 36 (discussed in Section 6.1). During site reconnaissance, this alternative pond site was undeveloped land. The edges of this alternative pond site were observed from public ROW but could not be accessed fully due to the dense vegetation. Minor debris was observed on the edge of this alternative pond site along SW 3rd Street. Since this site is within 500 feet of a historic spill with a lack of information (Site No. 36), this alternative pond site is given a risk rating of **LOW**.

Preferred Pond Site B4-B2**Risk Rating: LOW**

Preferred Pond Site B4-B2 is located on the southwest corner of S.R. 40 and SW 3rd Street. This alternative pond site is bordered to the east by SW 3rd Street and commercial businesses, to the north by S.R. 40 and commercial businesses, to the west by Yard Stop, and to the south by mobile homes. This alternative pond site was previously occupied by a gasoline station prior to being a Comfort Inn (Site No. 47). More details regarding this site are located earlier in this section. During site reconnaissance, this alternative pond site was vacant land, with a mix of asphalt and grass and partially surrounded by a chain-link fence. An abandoned sign structure was located in the north portion of this alternative pond site along S.R. 40. A lift station was located on the western portion of this alternative pond site. Spray paint markings by Tierra indicating soil boring locations were located throughout this alternative pond site. Since there is minimal concern for potential contamination, this alternative pond site is given a risk rating of **LOW**.

Alternative Pond Site B5-A & B6-A & B7-B Combined**Risk Rating: MEDIUM**

Alternative Pond Site B5-A & B6-A & B7-B Combined is located 0.25 miles north of S.R. 40 and 500 feet west of I-75. This alternative pond site is bordered to the east by undeveloped land, to the north by undeveloped land, to the west by trucking and mining operations, and to the south by undeveloped land and a few residential properties. During site reconnaissance, this alternative pond site could not be accessed from public ROW. A dirt access road was located to this alternative pond site from NW 38th Avenue. However, this access point was bordered by a chain-link fence with a For Sale By Owner sign. Historical aerial photographs show this

alternative pond site was vacant land with the existing structure on the property since the 1960s. A dirt horse track path appeared on the property in the 1964 aerial. Since the actual operations directly west of this alternative pond site are unknown, this alternative pond site is given a risk rating of **MEDIUM**.

Preferred Pond Site B5-D

Risk Rating: NO

Preferred Pond Site B5-D is located east of I-75 and 0.2 miles north of S.R. 40. This alternative pond site is bordered to the east by vacant land, to the south by residential properties, to the north by undeveloped land and to the west by I-75. During site reconnaissance, this alternative pond site was vacant land surrounded by a wooden fence and a gate. Historical aerial photographs show the site has been vacant since the 1940s. Since there is minimal concern for potential contamination, this alternative pond site is given a risk rating of **NO**.

Preferred Pond Site B6-D

Risk Rating: NO

Preferred Pond Site B6-D is located west of I-75 and 0.28 miles south of NW 11th Street. This alternative pond site is bordered to the east by I-65, to the north and west by undeveloped land, and to the south by residential homes. During site reconnaissance, this alternative pond site was predominantly undeveloped land bordered by a chain-link fence. Barrels of hay were located throughout this alternative pond site. An abandoned stable with graffiti was located in the western portion of this alternative pond site. Historical aerial photographs show portions of the land were disturbed in the early 2000s. Since there is minimal concern for potential contamination, this alternative pond site is given a risk rating of **NO**.

Alternative Pond Site B6-C

Risk Rating: NO

Alternative Pond Site B6-C is located 0.45 miles east of I-75 and north of NW 10th Street. This alternative pond site is bordered to the east by undeveloped land, to the north by residential structures, to the west by Stone and Surface Designers Ocala and undeveloped land, and to the south by NW 10th Street and the Marion County Jail and Juvenile Justice Department. During site reconnaissance, this alternative pond site was undeveloped land. The edges of this alternative pond site were observed from public ROW but could not be accessed fully due to the dense vegetation. Since there is minimal concern for potential contamination, this alternative pond site is given a risk rating of **NO**.

Preferred Pond Site B7-A

Risk Rating: LOW

Preferred Pond Site B7-A is located east of I-75 and 0.22 miles south of S.R. 27. This alternative pond site is bordered to the east, north and west by undeveloped land, and to the south by the Waste Pro Ocala MRF (Site No. 28). More details regarding this site are located in Section 6.1. This alternative pond site is also occupied by Site No. 27, a disaster debris management site. More details regarding this site are located in Section 6.1. During site reconnaissance, this alternative pond site could not be accessed from public ROW. Historical aerial photographs show the site was vacant land, cleared for debris staging, surrounded by trees/dense vegetation. Since there is minimal concern for potential contamination, this alternative pond site is given a risk rating of **LOW**.

Alternative Pond Site B8-A & B9-A Combined

Risk Rating: LOW

Alternative Pond Site B8-A & B9-A Combined is located on the southeast corner of NW 21st Street and NW 34th Avenue. This alternative pond site is bordered to the east by residential properties, to the north by Chad's Water Works Plumbing, LLC and NW 21st Street, and to the west and south by residential properties. This alternative pond site is occupied by Fuqua's Sawmill, Site No. 21. More details regarding this site are located in Section 6.1. During site reconnaissance, the sawmill area contained mulch, cut down trees, and related equipment and waste piles. Residential homes are also located on the western portion of this alternative pond site along NW 34th Avenue. Since there is minimal concern for potential contamination, this alternative pond site is given a risk rating of **LOW**.

Preferred Pond Site B8-B

Risk Rating: NO

Preferred Pond Site B8-B is located east of I-75 and 0.3 miles north of US S.R. 27. This alternative pond site is bordered to the east by NW 35th Avenue Road, to the north by undeveloped land and NW 35th Avenue Road, to the west by I-75 and to the south by the University of Florida (UF) Hospital. During site reconnaissance, this alternative pond site could not be accessed from public ROW. Historical aerial photographs show this alternative pond site had a structure on the property from 1970 to 1994 and has been vacant, undisturbed land since. Since there is minimal concern for potential contamination, this alternative pond site is given a risk rating of **NO**.

Alternative Pond Site B8-C

Risk Rating: MEDIUM

Alternative Pond Site B8-C is located north of S.R. 27 and 300 feet west of I-75. This alternative pond site is bordered to the east by commercial businesses, to the north by residential homes, to the west by Preferred Pond Site B9-C, and to the south by S.R. 27 and vacant land. This alternative pond site is located within 225 feet from a closed gas station with ongoing soil and groundwater remediation (Site No. 49). Recent monitoring at Site No. 49 shows contamination in the western portion of the property and groundwater flowing to the west toward this alternative pond site. More details regarding this site are located earlier in this section. During site reconnaissance, this alternative pond site was predominantly undeveloped land with dense vegetation. Budget Host Inn was located in the southwestern portion of this alternative pond site boundary. Since there is potential contamination migration from Site No. 49, this alternative pond site is given a risk rating of **MEDIUM**.

Preferred Pond Site B9-C

Risk Rating: LOW

Preferred Pond Site B9-C is located north of S.R. 27, 0.17 miles west of I-75. This alternative pond site is bordered to the east by Alternative Pond Site B8-C, to the north by undeveloped land, to the west by undeveloped land and Nelson's Trailer Sales and Services, and to the south by S.R. 27 and undeveloped land. This alternative pond site was previously occupied by Joes Jiffy (Site No. 50). More information regarding this site is located earlier in this section. During site reconnaissance, this alternative pond site was an abandoned Phoenix 2 building with a parking lot, and undeveloped land to the north. Since there is minimal concern for potential contamination, this alternative pond site is given a risk rating of **LOW**.

Preferred Pond Site B10-B

Risk Rating: NO

Preferred Pond Site B10-B is located 0.26 miles west of I-75 and 0.5 miles north of S.R. 27. This alternative pond site is bordered to the east by residential properties, to the north by Florida Crossroads Logistics Center, to the west by residential properties, and to the south by Champions Run Luxury RV Resort. During site reconnaissance, this alternative pond site was NW 30th Place with residential properties and dense vegetation. Historical aerial photographs show this alternative pond site has been residential properties since the 1960s. Since there is minimal concern for potential contamination, this alternative pond site is given a risk rating of **NO**.

Alternative Pond Site B11-B & B12-B Combined

Risk Rating: LOW

Alternative Pond Site B11-B & B12-B Combined is located north of NW 35th Street and west of I-75. This alternative pond site is bordered to the east by I-75, to the north by the I-75 Flea Market Event Center/Preferred Pond Site B11-C & B12-C & B13-A Combined, to the west by undeveloped land and a few residential properties, and to the south by NW 35th Street and Florida Crossroads Logistics Center. During site reconnaissance, this alternative pond site could not be accessed from public ROW. Historical aerial photographs show the western portion of this alternative pond site was disturbed, cleared land from the 1960s to the late 1990s. This area became more covered with trees in the early 2000s and appeared to be used for car, boat, and/or trailer parking. This may be associated with the high activity at the I-75 flea market to the north of this alternative pond site. Since there is minimal concern for potential contamination, this alternative pond site is given a risk rating of **LOW**.

Preferred Pond Site B11-C & B12-C & B13-A Combined

Risk Rating: NO

Preferred Pond Site B11-C & B12-C & B13-A Combined is located west of I-75, 0.2 miles north of NW 35th Street. This alternative pond site is bordered to the east by I-75, to the north by undeveloped land and commercial businesses, to the west by undeveloped land and truck repair facilities and to the south by undeveloped land/Alternative Pond Site B11-B & B12-B Combined. This alternative pond site is within 500 feet from Boutwell Limerock Mining (Site No. 14). More information regarding this site is located in Section 6.1. During site reconnaissance, combined Pond B11-C & B12-C & B13-A Combined could not be fully accessed from public ROW and "no entry" signs were present within the property. Historical aerial photographs show this alternative pond site was vacant land prior to being developed in the 1990s. Since there is no documented release of contaminants, the site is given a risk rating of **NO**.

Preferred Pond Site B14-A & B15-C Combined

Risk Rating: MEDIUM

Preferred Pond Site B14-A & B15-C Combined is located in the northeast corner of NW 63rd Street and I-75. This alternative pond site is bordered to the east by a residential property, to the north by vacant land, to the west by I-75, and to the south by vacant land. During site reconnaissance, this alternative pond site was predominantly vacant land with structures in the southwest corner, where Site No. 52 is located. More details regarding this site is located earlier in this section. Historical aerial photographs show this alternative pond site was predominately vacant land with the structures in the southwest portion in the 1970s. This alternative pond site is also occupied by Site No. 8. More details regarding this site are found in Section 6.1. Since

there is a lack of information regarding Site No. 8 and Site No. 52, this alternative pond site is given a risk rating of **MEDIUM**.

7.0 CONCLUSION AND RECOMMENDATIONS

This CSER was prepared pursuant to the FDOT’s PD&E Manual, Part 2, Chapter 20 (Contamination), July 1, 2023. The following risk ratings for potential contamination were assigned to the 45 potentially contamination sites identified near the Mainline Study Area:

Number of Potential Contamination Sites - Mainline Study Area			
High	Medium	Low	No
7	10	26	2

Seven additional sites were identified as having the potential for contamination near or within an alternative pond site boundary:

Number of Potential Contamination Sites - Pond Sites Study Area			
High	Medium	Low	No
1	1	4	1

Lastly, the following risk ratings have been assigned to each of the alternative pond sites:

Number of Alternative Pond Sites per Risk Rating			
High	Medium	Low	No
0	3*	7	9

*includes one preferred pond site: Preferred Pond Site B14-A & B15-C Combined

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

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

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

8.0 REFERENCES

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5. EDR Lightbox Radius Map Report. Ocala, Florida 34482. Inquiry Number 7382285.2s. July 7, 2023.
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