

## TECHNICAL MEMORANDUM

February 9, 2023

**From:** Richard McCormick, P.G. and Daniel C. Stanfill, P.E.

**To:** Mr. Michael Garau, P.E.

**Subject:** Existing Contamination Conditions Technical Memorandum  
**SR 528 AT DALLAS BOULEVARD INTERCHANGE**  
CFX 528-307  
GEC Project No. 5228E

Based on TWO 4 under Contract Number 001844 dated December 1, 2022, Geotechnical and Environmental Consultants, Inc. (GEC) is pleased to present this Existing Contamination Conditions Memorandum for the CFX SR 528 at Dallas Boulevard Interchange PD&E study.

While this review of contamination status was performed using elements of the Chapter 20 of the FDOT PD&E Manual, it does not represent a complete contamination screening evaluation in accordance with Chapter 20 of the FDOT PD&E Manual. Only the most recent public file documents were reviewed, and the limited scope of this evaluation did not allow for a more complete file review.

### **Contamination Screening**

GEC conducted this evaluation using limited elements of the Chapter 20 of the FDOT PD&E Manual dated July 1, 2020. The study area is defined by the following distances from the right-of-way:

- **All sites within 500 feet**
- **Non-landfill solid waste sites within 1,000 feet**
- **Solid waste landfills, CERCLA, or National Priorities List (NPL) sites within ½ mile**

GEC reviewed relevant information from the following sources of information:

- USGS Quadrangle Map of Orlando, Florida (**Figure 1**),
- National Resource Conservation Service (NRCS) Soil Survey (**Figure 1**), and
- Google Earth aerial photographs, including the historical railroad layer,
- Limited Florida Department of Environmental Protection (FDEP) Map Direct and Nexus Information Portal file research was performed for the sites of concern identified within the study area.

Based on the results of the contamination screening activities, GEC assigned Contamination Risk Ratings (CRRs) to 5 potential contamination sites in the Study Area. The Contamination Risk Rating (CRR) system was developed by FDOT and incorporates four levels of risk: **No, Low, Medium and High**. For a description of the four risk levels please refer to **Appendix A**.

The project study area is shown on a 2021 aerial photograph with site locations shown in attached **Figure 2**. Select portions of public record documents (Map Direct map) are included as **Appendix B**.

**Table 1** – Potential Contamination Site Summary, presents the results of our evaluation. The information obtained from each source of information listed above is summarized for the study area and potential contamination site, along with the corresponding CRRs.

### Contamination Risk Sites Summary

Our contamination risk ratings for the potential contamination sites are summarized below.

**Table 1**  
**Potential Contamination Site Summary**

Site No.	Facility Name	Facility ID	Concerns	Risk Rating
1	Material Storage Area 1	N/A	This material storage area has been used since about 2018, in relation to the construction of the Brightline Rail line. It is unknown if fuel tanks, or hazardous materials have been stored on-site.	Medium
2	Material Storage Area 2	N/A	This material storage area has been used since about 2018, in relation to the construction of the Brightline Rail line. It is unknown if fuel tanks, or hazardous materials have been stored on-site.	Medium

Site No.	Facility Name	Facility ID	Concerns	Risk Rating
3	Sod Farm	N/A	Agricultural land and sod farms were and are frequently sprayed or treated with pesticides and herbicides, that may result in residual amounts of pesticides, herbicides, and arsenic.	Medium
4	Brightline Rail Line	N/A	Newly constructed rail line.	No
5	Chuluota to Kenansville Railroad	N/A	Dallas Boulevard is a historical railroad that was built in 1913. Historical railroads are suspect for contamination impacts from herbicides, grease and oil drippings off rail cars, and potentially coal tar from historically coal powered trains.	Medium

## Level II Impact to Construction Impact Assessments and Recommendations

Level II Impact to Construction Assessments (ICAs) or construction support will be dependent on the roadway improvement plans, dewatering requirements and the amount of right of way required that includes properties with tanks or known areas of impacts described in **Table 1**.

A Contamination Screening Evaluation Report will be required for this project.

## Limitations

The findings, opinions, conclusions, and recommendations presented herein are based in part on reasonably ascertainable information contained in the public record. GEC does not warrant or guarantee the accuracy or completeness of this information. Some of this public record information may be dated and not representative of conditions at the time of this report was prepared (February 2023), or in the future. Additional limitations are as follows:

- Not discussed in this report are properties that have been historically undeveloped land, are associated with residential use and do not appear to pose a contamination risk, or are professional/commercial establishments that are not associated with hazardous materials or petroleum products.
- This study also does not include surveys of wetlands, endangered species, asbestos containing materials, lead-based paints, or other potential hazardous building materials.

## Use of This Memorandum

GEC has prepared this memorandum for the exclusive use of our client, The Balmoral Group, and CFX and for application to our client's project. GEC will not be held responsible for any

other party's interpretation or use of this report's data or recommendations without our written authorization.

GEC has performed the services described in this report in a manner consistent with that level of care and skill ordinarily exercised by members of our profession currently practicing in Central Florida. No other representation is made or implied in this document.

The conclusions and recommendations should be disregarded if the final project design differs from the project description in this report. If such changes are contemplated, GEC should be retained to review the new plans to assess the applicability of this report in light of proposed changes.

We appreciate the opportunity to work with The Balmoral Group and CFX on this project. If you have any questions concerning this report, or if we may be of further assistance, please contact us.

Sincerely,

GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS, INC.



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# FIGURES

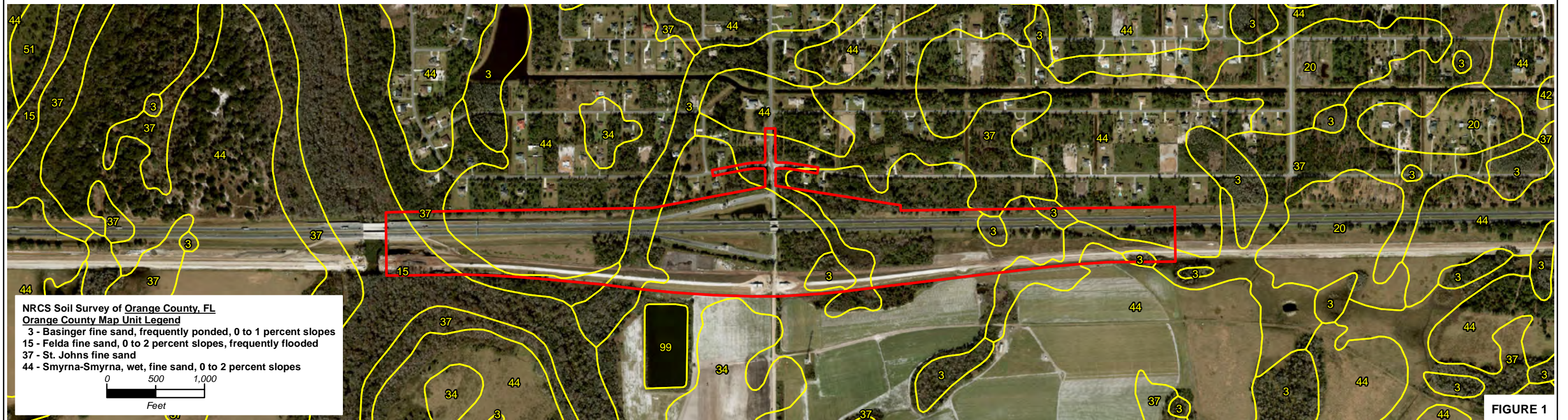
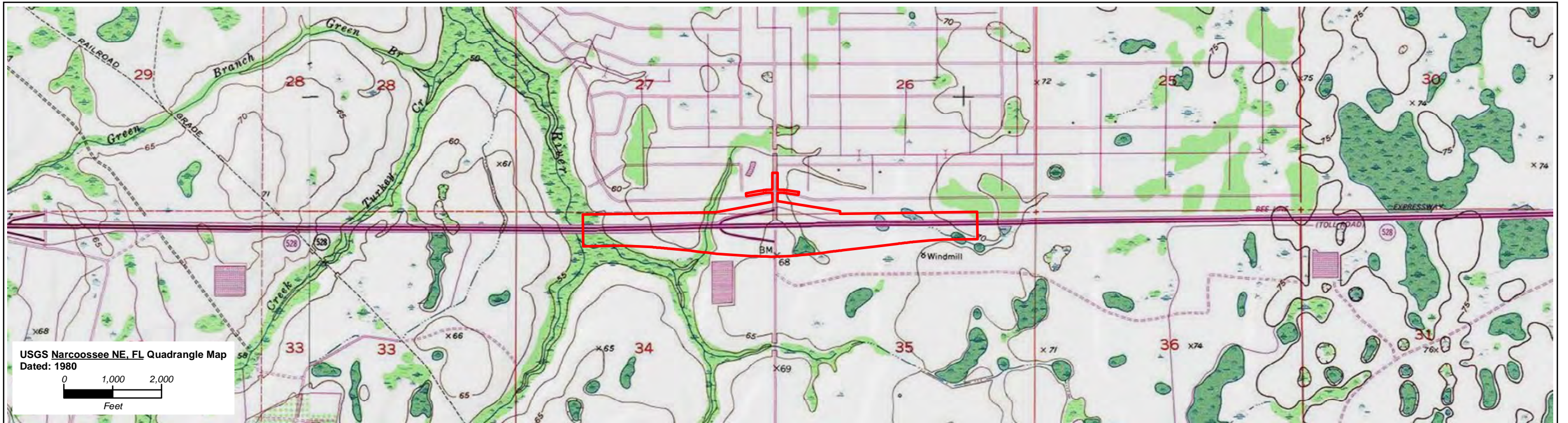


FIGURE 1

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919 LAKE BALDWIN LANE  
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STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 528	ORANGE	528-307

USGS QUADRANGLE AND  
NRCS SOIL SURVEY MAPS

SHEET  
NO.

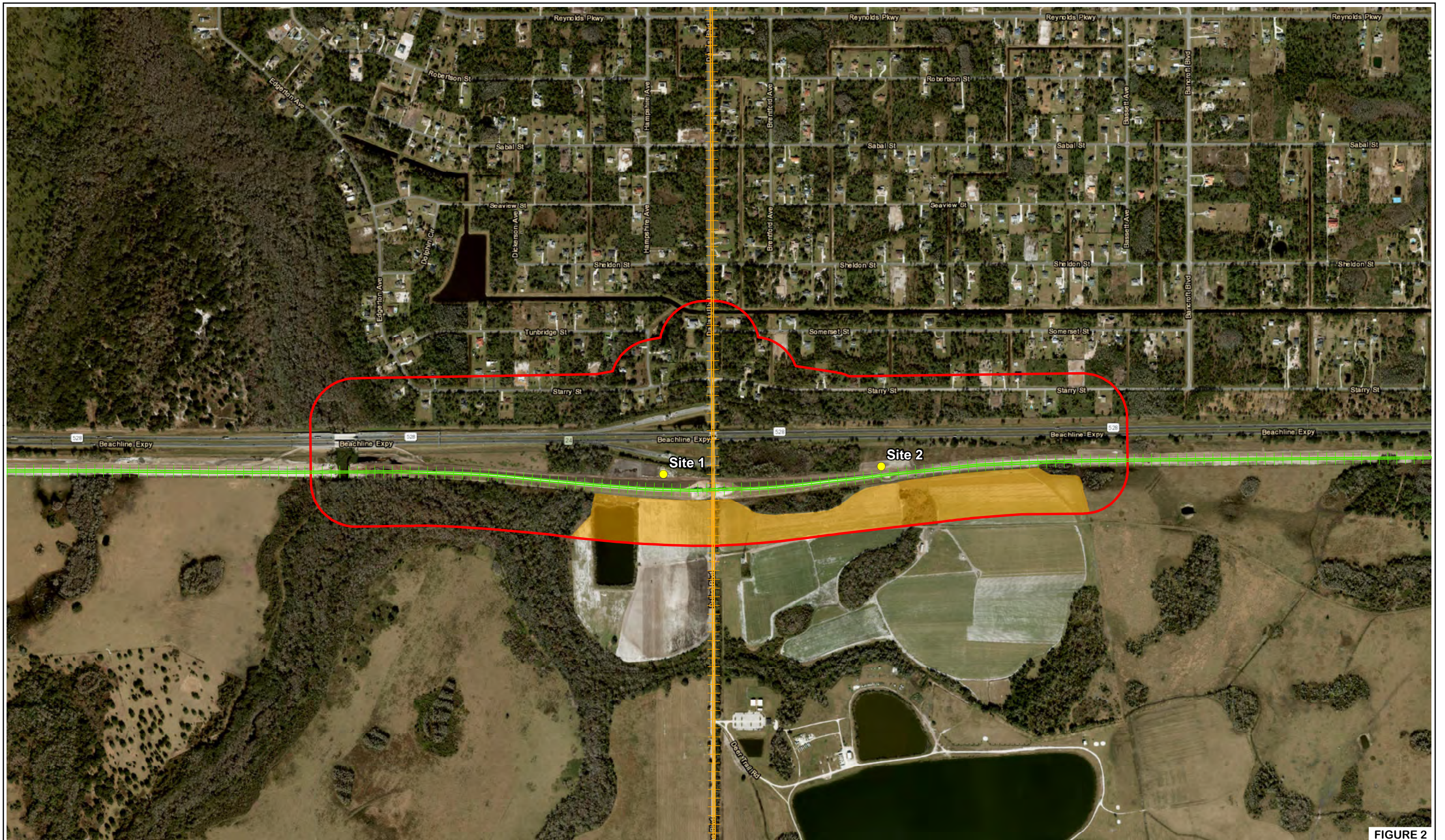
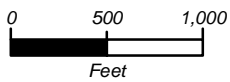


FIGURE 2

- HIGH RISK RATING SITE LOCATION
- MEDIUM RISK RATING SITE LOCATION
- LOW RISK RATING SITE LOCATION
- SOD FARM SITE NO. 3 (MEDIUM RISK RATING)
- BRIGHTLINE RAIL LINE, SITE NO. 4 (NO RISK RATING)
- HISTORICAL RAILROAD, SITE NO. 5 (MEDIUM RISK RATING)



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POTENTIAL CONTAMINATION SITE  
 LOCATION MAP

SHEET  
 NO.

# **APPENDIX A**

## **Contamination Risk Rating Descriptions**



The contamination potential risk rating system was developed by FOOT and is included in Part 2, Chapter 20 of the PD&E Manual, dated July 1, 2020. The rating system incorporates four levels of risk:

1. **No** - A review of available information on the property and a review of the conceptual or design plans indicates there is no potential contamination impact to the project. It is possible that contaminants have been handled on the property. However, findings from the Level I evaluation indicate that contamination impacts are not expected.

2. **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.

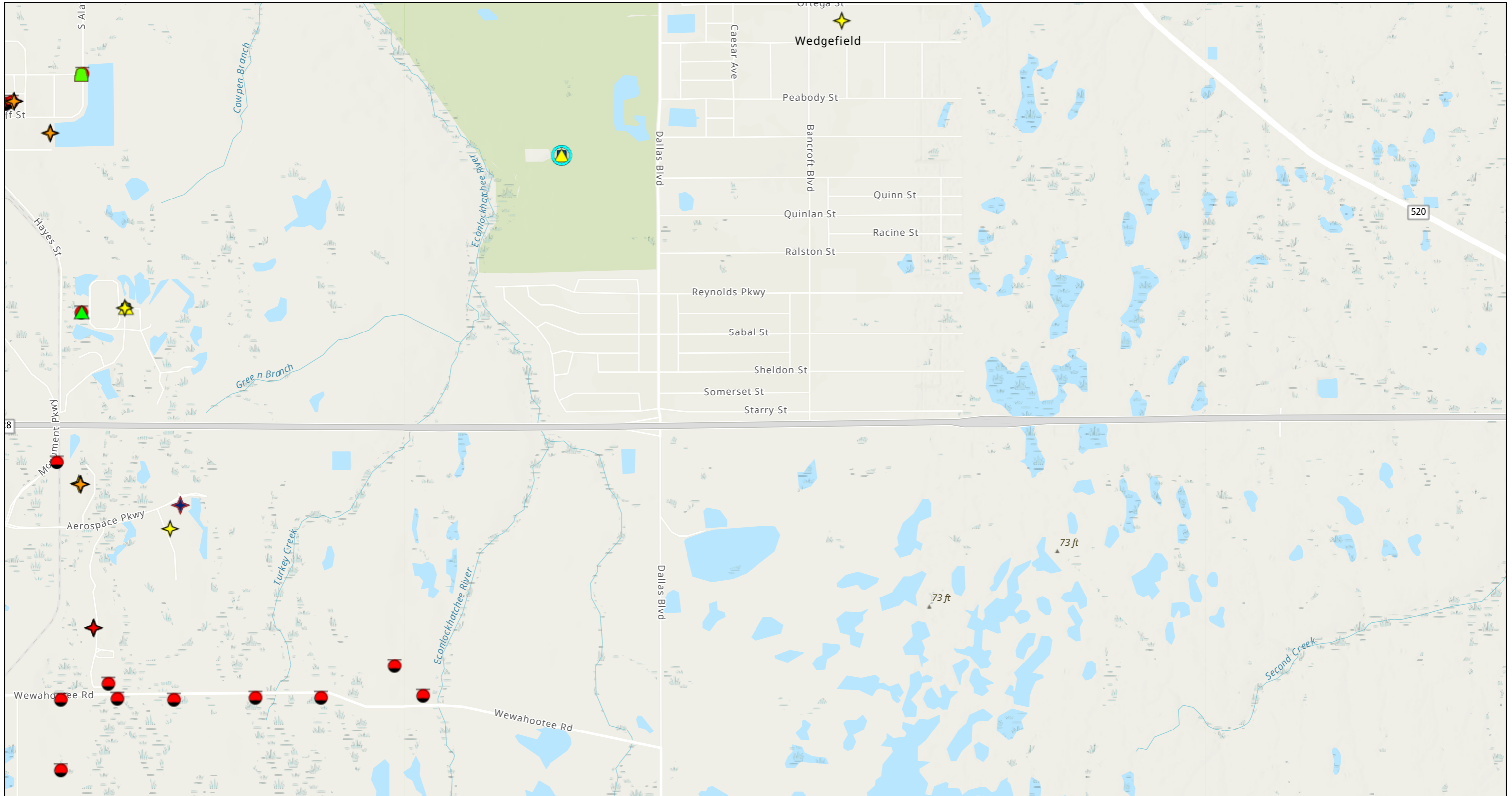
3. **Medium** - After a review of conceptual or design plans and findings from a Level I evaluation, a potential contamination impact to the project has been identified. If there is insufficient information (such as regulatory records or site historical documents) to make a determination as to the potential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

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

# **APPENDIX B**

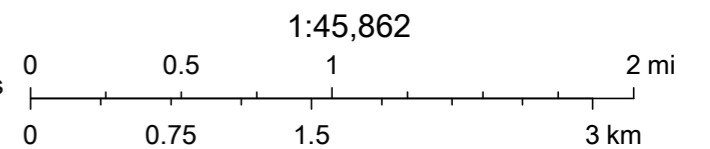
## **Map Direct Map**

# Standard Map



February 9, 2023

- |   |  |  |
|---|--|--|
| ERIC Waste Cleanup                              | PETROLEUM  | Compliance & Enforcement Tracking-Hazardous Waste Facilities |
| State-Owned Lands Cleanup Program (SOLCP) Sites | Solid Waste Facilities                           | Closed Hazardous Waste Facilities                            |
| ERIC Waste Cleanup                              | Facility   | Small Quantity Hazardous Waste Generators (SQGs)             |
| Storage Tank Contamination Monitoring (STCM)    | Small Quantity Hazardous Waste Generators (SQGs) | Large Quantity Hazardous Waste Generators (LQGs)             |
| DEP Cleanup Sites                               | Large Quantity Hazardous Waste Generators (LQGs) |  |
| OTHER WASTE CLEANUP                             |  |  |



FDEP, DWM, FDEP,DWM, Esri, NASA, NGA, USGS, FEMA, County of Orange, FL, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, WRM