

# N.S. NETTLES & ASSOCIATES, INC.

HYDROGEOLOGY

ENVIRONMENTAL PERMITTING

MARINE ECOLOGY

Mr. Clayton Davis  
360 Westwinds Drive  
Palm Harbor, FL 34683

April 1, 1999

Re: Phase 1 ESA on 3445 State Road 580

Dear Mr. Davis,

Enclosed are two copies of the Phase 1 ESA for 3445 State Road 580. A summary of the findings of this investigation follows.

A Phase 1 Environmental Site Assessment, which includes visual reconnaissance of the subject property and the surrounding areas, as viewed from the boundaries of the subject property or roadways has been performed. Photographs of the subject site and surrounding areas, copies of aerial photographs, an environmental data report, and an environmental title search are included in the appendices of this report.

## CONCLUSIONS

Based on the findings of this Phase 1 ESA, the following conclusions have been made:

### ONSITE

The subject site of the Davis property at 3445 State Road 580 has had a history of residential occupation since 1947. Since 1979 or 1980 there has also been a well drilling company operating out of a barn on the southern part of the site. Ground water testing at this barn location has shown the site to be free from contamination.

### OFFSITE

Surrounding properties for at least one half mile around have historically been residential or citrus grove. These activities are not generally associated with soil or ground water contamination. Citrus groves have been associated with contaminating ground water with EDB. This chemical has not been found in Pinellas County wells, and is a concern from a drinking water aspect.

  
Sandy Nettles, P.G.

April 1, 1999  
Date

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
FOR  
3445 State Road 580 in Safety Harbor, FLORIDA

SCOPE OF WORK

A Phase 1 Environmental Site Assessment, which includes visual reconnaissance of the subject property and the surrounding areas, as viewed from the boundaries of the subject property or roadways has been performed. Photographs of the subject site and surrounding areas, copies of aerial photographs, an environmental data report, and an environmental title search are included in the appendices of this report.

ON-SITE RECONNAISSANCE

The subject property is located on the southeast corner of the intersection of State Road 580 and Phillipi Parkway in Safety Harbor, Florida (Figure 1). This land parcel is in the southeast quarter of Section 27, Township 28 South, Range 16 East. The site is approximately 1.5 acres in size, and is presently occupied by a residential home, a business trailer, and a maintenance barn. The home, built in 1947, is owned by Mr. and Mrs. Clayton Davis. The business building was built in 1979, on the south side of the property. Davis Drilling Company, owned by their son James Davis operates out of this facility. The initial site visit was on May 29, 1998. Subsequent site visits occurred on September 28, 1998, and on February 11, 1999.

The site is flat lying, sloping gently to the southeast. A small ephemeral stream flows from south to north along the western boundary of the wooded lot to the east of the Davis site. Drainage from the Davis land is toward this stream. The southern part of the Davis property is used for storing drilling equipment and supplies. Site photographs illustrate the types of vehicles (drill rigs, pumps, trailers) and materials (pipe, cement, fittings) placed around the property. Used oil and other hazardous chemicals used to maintain the vehicles are stored in containers within the barn. The barn has thick concrete foundation is of cement block construction. Only one area of stained soil was observed in front of the barn area. Mr. Davis informed me that some diesel fuel had spilled at that location. To determine if any of the diesel fuel had contaminated the groundwater in this area, a monitor well was installed in this location. The well was sampled on February 19, 1999. Southern Analytical Laboratories, Inc. analyzed the water sample for EPA Methods 601 and 602 which measures fuel and solvent component concentrations. No contaminants were found in the ground water. Results of these chemical analyses are presented in Appendix C.

The Davis's have had an interest in this property since 1980. Past land use activities are not well documented, but review of historical photographs, Title Search information and the ground water analysis, indicate that these activities do not generate any "Red Flags", warranting a Phase 2 investigation.

OFF-SITE RECONNAISSANCE

Immediately adjacent to the subject site, the following was observed:

East: The property to the east is a vacant wooded lot. East of this vacant lot are residential homes. East of these few homes is Safety Harbor, part of upper Tampa Bay.

West: Properties to the west of the Davis site are residential homesites. These homes are not considered a source of potential environmental contamination.

North: The properties to the north of State Road 580 are residential home sites. These homes are not considered a source of potential environmental contamination.

South: Properties to the south are also residential homesites. Approximately 1000 feet to the southeast is Phillipi Park.

### Research

Facilities considered potential environmental concerns, based upon known or observed activities associated with these types of businesses, were observed within one-quarter mile radius from the subject site. Those sites, which are listed in the Environmental Data Management, Inc. (EDM) report included in Appendix A of this report, are summarized below:

There were no sites listed on the EDM survey.

### AERIAL PHOTOGRAPH REVIEW

Aerial photographs were reviewed at the Pinellas County Engineering Department at 315 Court Street in Clearwater, Florida. Copies of the 1998, 1983, 1972, and 1926 aerial photos were obtained and are provided in this report. A brief description of the observations in each of the aerial photos is provided as follows: (Copies of the 1997, 1983, 1972, and 1926 photos follow the report text.)

1998 The 1998 aerial photograph shows the Davis site the same as it appears today. Land to the north, west, and south are developed as residential homesites. Immediately to the east is a wooded undeveloped lot with residential homes further to the east. A close-up view of the Davis property is also provided. This photo shows the home in the north half of the property. Behind the home is a shell drive leading to the office trailer and drilling company maintenance barn. The property has been bisected into west and east parcels by the re-routing of Phillipi Parkway through the Davis site. There are no indications of environmental hazards present on the Davis or surrounding properties.

1983 The 1983 aerial photograph shows the Davis property with the house and barn in place. The property has been cleared and grassed. Citrus trees occupy the adjacent lot to the west and south. There are also numerous citrus trees on the southern half of the Davis site. To the east the land is undeveloped except for two homes built on the west and east side of the original Phillipi Parkway route. South of the Davis site is citrus and then residential development. To the west of

the citrus are more residential homesites. Northern parcels have also been developed as residential homesites.

1972 The 1972 Soil Conservation Service Soils Map aerial photograph shows the Davis property to be undeveloped. The wooded lot to the east is listed as wetland soils. Citrus groves extend south and southwest of the Davis property. Beyond the citrus groves the land is undeveloped. Land to the north is also undeveloped. There appears to be two or three houses to the east near the shore of Safety Harbor.

1926 The 1926 aerial photograph shows the Davis property to be a vacant wooded lot. To the south and southwest is a large citrus grove. There also appears to be a residential home several hundred feet to the east. Most of the surrounding area for one half mile is undeveloped.

ENVIRONMENTAL TITLE SEARCH

An environmental title search of the Davis property was prepared by Progressive Land Research, Inc. Their search of property ownership extended back to January 1, 1940. There have been no environmental liens filed against any of the previous or current land owners. The complete environmental title search report is presented in Appendix B.

CONCLUSIONS

Based on the findings of this Phase 1 ESA, the following conclusions have been made:

ONSITE

The subject site of the Davis property at 3445 State Road 580 has had a history of residential occupation since 1947. Since 1979 or 1980 there has also been a well drilling company operating out of a barn on the southern part of the site. Ground water testing at this barn location has shown the site to be free from contamination.

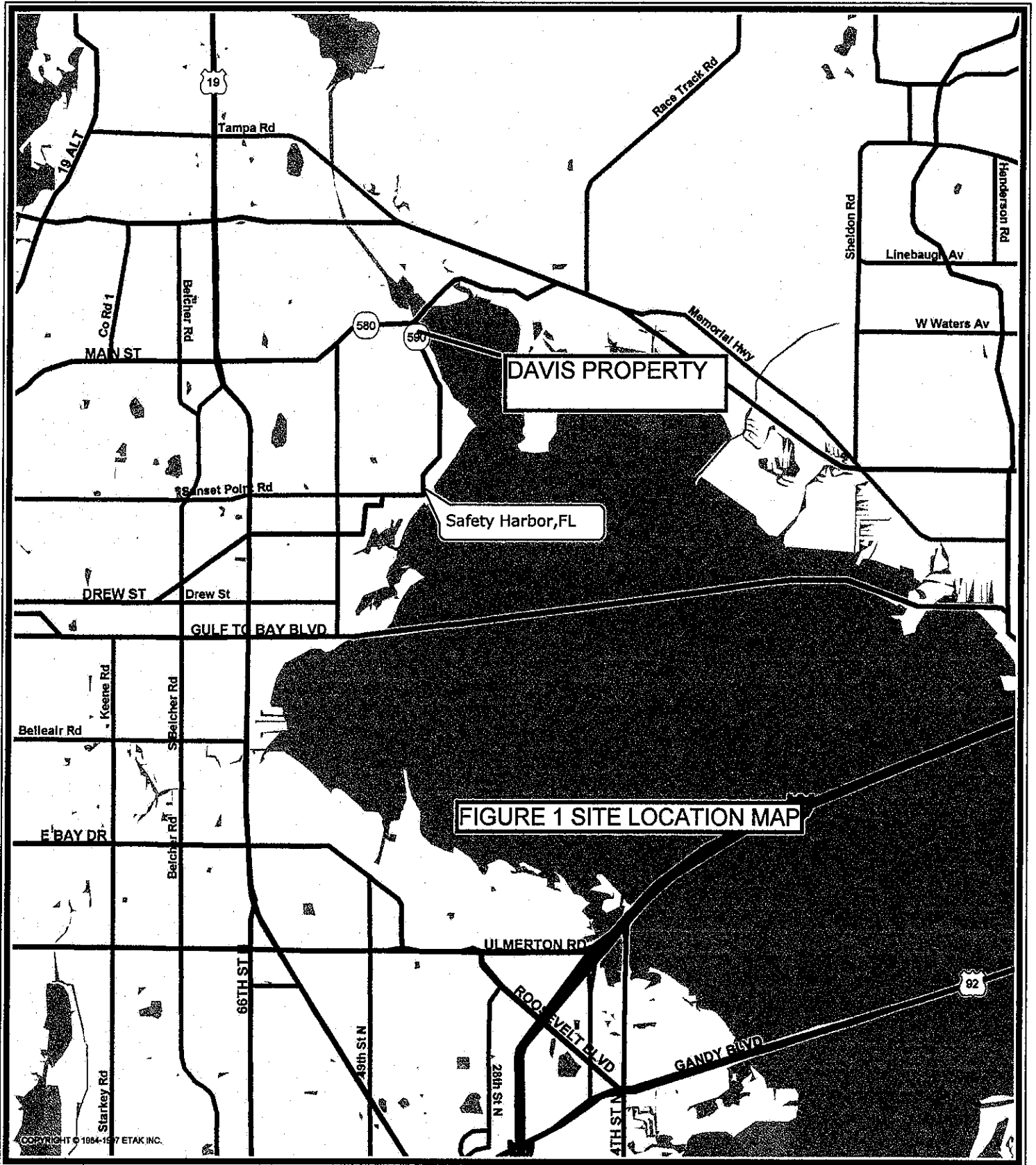
OFFSITE

Surrounding properties for at least one half mile around have historically been residential or citrus grove. These activities are not generally associated with soil or ground water contamination. Citrus groves have been associated with contaminating ground water with EDB. This chemical has not been found in Pinellas County wells, and is a concern from a drinking water aspect.

*Sandy Nettles*  
Sandy Nettles, P.G.

*April 1, 1999*  
Date

# Current Map



**APPENDIX A**

ENVIRONMENTAL DATA MANAGEMENT REPORT

# ENVIRONMENTAL DATA REPORT

Approximate 1/4 Mile Radius  
3445 State Road 580  
Safety Harbor, Florida 34695

Prepared For:

N.S. NETTLES & ASSOCIATES, INC.  
1766 Overview Drive  
New Port Richey, FL 34655

Prepared By:

ENVIRONMENTAL DATA MANAGEMENT, INC.  
12360 66th Street North  
Largo, Florida 34643

31/March/1999



Environmental Data Management, Inc.  
12360 66th Street North • Largo, Florida 33773  
Tel. (727) 536-8989 Fax (727) 535-9757  
<http://www.edm-net.com>



31/March/1999

Sandy Nettles  
N.S. NETTLES & ASSOCIATES, INC.  
1766 Overview Drive  
New Port Richey, FL 34655

Subject: **Environmental Data Report--EDM Job No:9583B**

Dear Mr. Nettles:

Thank you for your interest in our Environmental Data Report. Enclosed please find the information you requested for the following location:

**Approximate 1/4 Mile Radius  
3445 State Road 580  
Safety Harbor, Florida 34695**

The following lists were queried to determine whether sites listed in the USEPA or FDEP environmental records that we have compiled in our database<sup>1</sup> were present within your specified search radius.

**USEPA INFORMATION**

NATIONAL PRIORITIES LIST (NPL)  
COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND  
LIABILITY INFORMATION SYSTEM LIST (CERCLIS)  
NO FURTHER REMEDIAL ACTION PLANNED LIST (NFRAP)  
EMERGENCY RESPONSE NOTIFICATION SYSTEM LIST (ERNS)  
RCRIS HANDLERS WITH CORRECTIVE ACTION (CORRACTS)  
RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM (RCRIS)  
HAZARDOUS WASTE DATA MANAGEMENT SYSTEM LIST (HWDMS)  
FACILITY INDEX DATA SYSTEM LIST (FINDS)  
TOXIC RELEASE INVENTORY SYSTEM LIST (TRIS)

**FDEP INFORMATION**

FLORIDA STATE FUNDED ACTION SITES LIST (SFAS)  
FLORIDA SITES LIST (SITES)  
SOLID WASTE FACILITIES LIST (SLDWST)  
PETROLEUM CONTAMINATION TRACKING SYSTEM REPORT (PCTS)  
STATIONARY TANKS INVENTORY SYSTEM LIST (TANKS)  
HAZ WASTE COMPLIANCE & ENFORCEMENT TRACKING SYSTEM RPT(COMHAZ)

<sup>1</sup> Regulatory list updates are exhibited at the bottom of each database explanation page, found in the main body of the report.



In order to query our database for the listings that lie within your specified study area, EDM utilized the information supplied by you to establish the subject property location and then initiated the appropriate search radius using our Geographic Information System (GIS) integrated database. All sites identified within your research area have been compiled into a Master List, found at the beginning of our report. Where requested, the relative location of these sites have also been displayed on a map which appears in front of the Master List.

Please note that because our computerized maps are based upon U.S. Census Bureau files, absolute precision in facility placement is not always possible. The map scale and site locations shown on the map (if applicable) are therefore approximate, and are provided for general orientation purposes only. However, actual site locations will seldom be found more than several hundred feet from the reported location. Due to this potential variation, we actually query a radius slightly larger than that requested (typically 0.05 miles more).

The locations identified on our maps represent specific address points along a roadway. However, a large parcel may have a street address located hundreds (if not thousands) of feet away from its property boundary. To account for this, we have provided a listing of "proximal" sites found slightly outside of the requested research area (typically 0.1 - 0.2 miles). These sites are summarized in the Proximal Sites Appendix. This Appendix may also be useful for those who may simply be interested in a facility which occurs slightly outside of the study area, particularly if extensive contamination has been reported. If detailed information concerning any location listed in the Proximal Sites Appendix is desired, simply contact us and we'll rush you the complete report on the facility, at no additional charge.

The EDM Comprehensive Reports also include an Appendix identifying those facilities, located within a two mile radius, which fall upon the NPL, CERCLIS, ERNS, SFAS, SITES and SOLID WASTE FACILITIES lists. Facilities referenced on these lists often create a higher level of environmental concern, and many of our clients appreciate having this additional information, either for inclusion in their report or simply to become more familiar with the sites of potential regional concern. If you would like specific information on any of the sites appearing in the Two Mile Summary Appendix, please contact us and we will be happy to supply you with this information at no additional cost.

In some instances the government records that we compile do not contain sufficient address information to plot within our GIS program. However, some of these records may include sites which do actually fall within the bounds of your requested research area. These records have been summarized into a Non-Mapped Sites Appendix found at the end of our report. This Appendix is broken into three sub-groups:



1) Those non-mapped locations with Zipcode information equal to the subject property, along with any other Zipcodes you wish us to include (supplied by you on our order form). We add to this list any Zipcodes listed in the records of all facilities identified within your research area, and perhaps pick up some historical Zipcodes you may not have been aware of.

2) Those non-mapped locations with no Zipcode information, but reportedly located in the City in which your site is located (or any adjacent Cities you wish us to query). As above, we will query all records identified within your research area, and add any additional Cities to the list, if necessary.

3) Those non-mapped sites with no Zipcode or City information, but reportedly located in the County in which your site is located (or an additional adjacent County, if your site is very close to the County boundary).

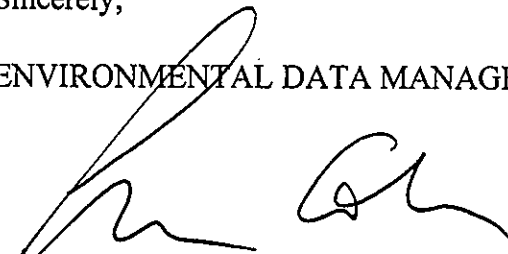
Our report is a listing of facilities and locations that have been, or are presently involved in activities related to the handling of potentially hazardous materials. Based upon the type of activities conducted on these sites, the potential for environmental degradation to exist on that site and proximal sites may be present. Once identified as a potential risk, each facility or site listed can be further researched by visiting or communicating with local, State or Federal authorities. Without information such as that provided by our report, facilities known to be an environmental hazard or of potential concern to your study location may go undetected in your evaluation.

We at EDM take great pride in our work, and continually strive to provide you with the most thorough and comprehensive service available. However, our ultimate goal is to make your job a little easier. Without your support, we wouldn't be in business, and we sincerely appreciate your business. We are always searching for ways to improve upon our service, so don't hesitate to provide us with your suggestions!

Should you have any questions regarding this report or our service, please feel free to contact us. We appreciate the opportunity to be of service to you and look forward to working with you in the future.

Sincerely,

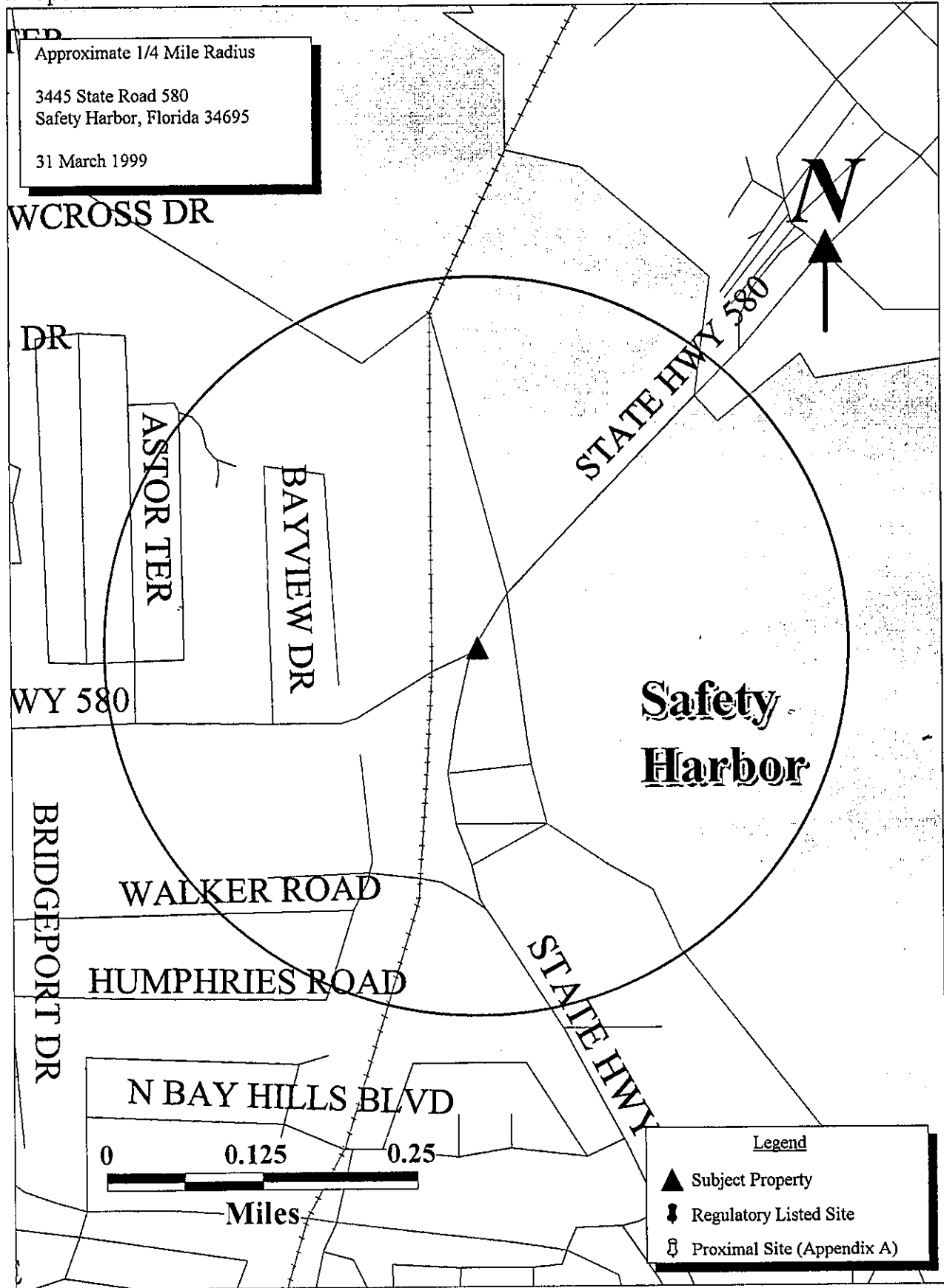
ENVIRONMENTAL DATA MANAGEMENT, INC.



Lawrence S. Cohen, Jr.  
President



Prepared For: N. S. Nettles & Associates, Inc.



**EDM**

Environmental Data Management, Inc.  
12360 66th Street North  
Largo, Florida 34643  
Tel (813) 536-8989 Fax (813) 535-9757

Map Scale and Site Locations  
are Approximate

\*\* ENVIRONMENTAL DATA MANAGEMENT \*\*

STANDARD RADIUS REPORT

3/31/99

MASTER LIST

Page 1

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REGULATORY LISTS

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FEDERAL / STATE

=====

APID# FACILITY ID NUMBER,  
NAME AND LOCATION

C C  
N E N E O R H F T / S S S P T C  
P R F R R C W I R / F I L C A O  
L C R N R R D N I / A T D T N M  
I L A S A I M D S / S E W S K H  
S P S S S / / S S S S A  
S S S S / / S S S S Z

\*\*\*\*\*

NO DATA FOUND FOR THIS AREA OF STUDY

**APPENDIX C**

GROUNDWATER ANALYSIS

# SOUTHERN ANALYTICAL LABORATORIES, INC.

110 BAYVIEW BOULEVARD, OLDSMAR, FLORIDA 34677

813-855-1844

N.S. Nettles & Assoc., Inc.  
1766 Overview Dr.  
New Port Richey, Florida 34655

March 2, 1999  
Project No. 15902  
Page 1 of 3

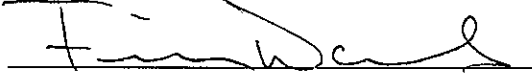
## LABORATORY REPORT

**Project Description:** Nettles Project – Davis Drilling  
**Sample Description:** 01 - Water, Monitor Well, sampled 2/19/99, 1124  
**Date Received:** 2/19/99, 1138

<u>Parameter</u>	<u>Units</u>	<u>(01) Monitor Well</u>	<u>Method Blank</u>
<b>Purgeable Halocarbons - EPA Method 601</b>			
Bromodichloromethane	µg/l	0.3 U	0.3 U
Bromoform	µg/l	0.5 U	0.5 U
Bromomethane	µg/l	0.5 U	0.5 U
Carbon tetrachloride	µg/l	0.3 U	0.3 U
Chlorobenzene	µg/l	0.3 U	0.3 U
Chloroethane	µg/l	0.5 U	0.5 U
2-Chloroethylvinyl ether	µg/l	0.5 U	0.5 U
Chloroform	µg/l	0.2 U	0.2 U
Chloromethane	µg/l	0.5 U	0.5 U
Dibromochloromethane	µg/l	0.5 U	0.5 U
1,2-Dichlorobenzene	µg/l	0.5 U	0.5 U
1,3-Dichlorobenzene	µg/l	0.5 U	0.5 U
1,4-Dichlorobenzene	µg/l	0.5 U	0.5 U
Dichlorodifluoromethane	µg/l	0.5 U	0.5 U
1,1-Dichloroethane	µg/l	0.3 U	0.3 U
1,2-Dichloroethane	µg/l	0.2 U	0.2 U
1,1-Dichloroethene	µg/l	0.5 U	0.5 U
trans-1,2-Dichloroethene	µg/l	0.5 U	0.5 U
1,2-Dichloropropane	µg/l	0.3 U	0.3 U
cis-1,3-Dichloropropene	µg/l	0.3 U	0.3 U
trans-1,3-Dichloropropene	µg/l	0.3 U	0.3 U
Methylene chloride	µg/l	0.5 U	0.5 U
1,1,2,2,-Tetrachloroethane	µg/l	0.3 U	0.3 U
Tetrachloroethene	µg/l	0.2 U	0.2 U
1,1,1-Trichloroethane	µg/l	0.3 U	0.3 U
1,1,2-Trichloroethane	µg/l	0.3 U	0.3 U
Trichloroethene	µg/l	0.2 U	0.2 U
Trichlorofluoromethane	µg/l	0.5 U	0.5 U
Vinyl chloride	µg/l	0.5 U	0.5 U

U - Analyte was not detected; indicated concentration is method detection limit.

FDOH Environmental Lab No. E84129  
FDOH Drinking Water Lab No. 84269  
Comprehensive QA Plan No. 870317

  
Francis I. Daniels  
Laboratory Director

LABORATORY REPORT

**Project Description:** Nettles Project – Davis Drilling  
**Sample Description:** 01 - Water, Monitor Well, sampled 2/19/99, 1124  
**Date Received:** 2/19/99, 1138

<u>Parameter</u>	<u>Units</u>	<u>(01) Monitor Well</u>	<u>Method Blank</u>
<b>Purgeable Aromatics - EPA Method 602</b>			
Benzene	µg/l	0.5 U	0.5 U
Chlorobenzene	µg/l	0.5 U	0.5 U
1,2-Dichlorobenzene	µg/l	0.5 U	0.5 U
1,3-Dichlorobenzene	µg/l	0.5 U	0.5 U
1,4-Dichlorobenzene	µg/l	0.5 U	0.5 U
Ethylbenzene	µg/l	0.5 U	0.5 U
Toluene	µg/l	0.5 U	0.5 U
Xylenes	µg/l	0.5 U	0.5 U
Methyl-t-butyl ether	µg/l	0.5 U	0.5 U

U - Analyte was not detected; indicated concentration is method detection limit.



Francis I. Daniels  
Laboratory Director

LABORATORY REPORT

**Project Description:** Nettles Project – Davis Drilling

<u>Parameter</u>	<u>Method</u>	<u>Detection Limit</u>	<u>Analysis Date</u>
Purgeable Halocarbons	EPA 601	0.2-0.5 µg/l	2/23/99
Purgeable Aromatics	EPA 602	0.5 ug/l	2/23/99



Francis I. Daniels  
Laboratory Director



Client Name Devis Drilling (Netles account) Phone 813-814-0970 (James Davis)  
 Project Name / Location Clayton Davis James Davis Client Proj. No. 727 376-7409 (S. Nettles)  
 Samplers: (Signature) \_\_\_\_\_ PARAMETER / CONTAINER DESCRIPTION \_\_\_\_\_

Sample Nos.	Proj. No.	Sample Description	Date	Time	Matrix (Water, Soil, Other)	Grab or Composite	No. of Containers (Total each Location)	PARAMETER / CONTAINER DESCRIPTION										
								1	2	3	4	5	6	7	8			
		of monitor well in front of shop.	2-19-99	11:24 AM		3												

Number of Containers (Total each aliquot)

Item No.	Prepared Containers Relinquished By	Received:	Seal Intact?	Instructions / Remarks	Total Number of Containers Rec'd.
	Date: <u>2/19/99</u> Time: <u>0830</u>	Date: <u>2-19-99</u> Time: <u>11:30</u>	Yes No N/A		8
	Relinquished: _____	Received: <u>J. Russell</u>	Seal Intact?		
	Date: <u>2-19-99</u> Time: <u>11:38</u>	Date: <u>2/19/99</u> Time: <u>11:38</u>	Yes No N/A		
	Relinquished: _____	Received: _____	Seal Intact?		
	Date: _____ Time: _____	Date: _____ Time: _____	Yes No N/A		
	Relinquished: _____	Received: _____	Seal Intact?		
	Date: _____ Time: _____	Date: _____ Time: _____	Yes No N/A		