



## PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

*Subject Property:*

**208 Holdings Property  
Balm Road & County Road 672  
Riverview, Hillsborough County, Florida 33503**

*Prepared for:*

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**August 22, 2019  
ECS Project No. 55-2460-A**



August 22, 2019

Mr. Steve Luce  
Director of Entitlements  
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Tampa, Florida 33609

ECS Project No. 55-2460-A

Reference: **Phase II Environmental Site Assessment  
208 Holdings Property  
Balm Road & County Road 672  
Riverview, Hillsborough County, Florida 33503**


Dear Mr. Luce:


ECS Florida, LLC (ECS) is pleased to provide Eisenhower Property Group (Eisenhower) with the results of our Phase II Environmental Site Assessment (ESA) conducted at the above-referenced property in Riverview, Florida (here on referred to as "subject property") as shown in **Figure 1**. All assessment activities were performed in accordance with ECS Proposal No.: 55-2504, authorized on July 29, 2019.

ECS appreciates the opportunity to provide our environmental consulting services on this project. If there are any questions or comments regarding this report, or if there is a need for further information, please contact the undersigned at (813) 302-1644.

Respectfully submitted,

**ECS FLORIDA, LLC**

  
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## Introduction

ECS Florida, LLC (ECS) was contracted by Eisenhower to complete Phase II Environmental Site Assessment (ESA) sampling at the above-referenced subject property to investigate the presence of potential contaminants in soil associated with historical agricultural use identified during the completion of a Phase I ESA report completed by ECS on July 18, 2019 (ECS Proj. No. 55-2460). The subject property is located as shown in **Figure 1**.

### PREVIOUS ASSESSMENT

On July 18, 2019, ECS conducted a Phase I ESA for the subject property. The results of our Phase I ESA recommended additional assessment and identified the following Recognized Environmental Condition (REC):

- The subject property was identified to have operated as a row crop farm dating back over 55 years (likely longer). Long-term agricultural operations are known to involve the application of hazardous fertilizers, pesticides, and herbicides, and it is the collective experience of the environmental consulting profession that the application of these substances is a common source of detrimental impacts to soil and groundwater. The identified agricultural land use of the property is viewed as a REC

### SITE LOCATION AND ENVIRONMENTAL SETTING

The subject property is described by the Hillsborough County Property Appraiser (HCPA) as Parcel Identification Numbers (PINs) U-23-31-20-ZZZ-000003-16970.0 and U-23-31-20-ZZZ-000003-17020.0. These parcels are located west and northwest of the intersection of County Road 672 and Balm Rd in Riverview, Hillsborough County, Florida. The subject property consists of approximately 72 acres of land.

Based on ECS' soil sampling observations, soils at the subject property were generally dark grey/brown-sandy organic soils. The groundwater table was not intersected during soil boring advancement and sample collection activities.

### PURPOSE AND OBJECTIVES

The purpose of this Phase II ESA was to evaluate potential environmental impacts to the subject property associated with the former agricultural usage REC that was identified in a recent Phase I ESA.

## Discussion

The information provided below describes our soil sampling and laboratory analyses results, selection of soil sampling locations; quality assurance requirements, sample station installation, and health and safety measures taken during this assessment.

## SOIL ASSESSMENT SCREENING & ANALYSIS

During August, 2019, ECS conducted soil assessment activities to evaluate the presence of agricultural chemical impacts at the subject property. The soil sampling locations and laboratory analytical results are depicted in **Figures 2 & 3**, respectively, while **Table 1** summarizes the laboratory results.

### Historical Agriculture Use (Row Crops) – Discrete Analysis

Between August 6-7, 2019, ECS advanced nine (9) soil borings (SB-1 through SB-9) spread relatively evenly across the acreage of the subject property assumed to have been used historically as row crops (approximately 1 boring per 8 acres). ECS collected two (2) discrete soil confirmation samples using a decontaminated 3.25-inch diameter stainless-steel hand auger (HA), from the 0-0.5 and 0.5-2.0 ft. below land surface (bls) depth intervals, totaling eighteen (18) discrete soil samples. Each of eighteen (18) discrete soil samples was analyzed for total arsenic via EPA Method 6010D.

Additionally, four (4) of the nine (9) soil borings (SB-1, SB-3, SB-5, SB-6, and SB-9) were also analyzed for organochlorine pesticides via EPA Method 8081, organophosphorus pesticides via EPA Method 8141, and chlorinated herbicides via EPA Method 8151 from both the 0-0.5 ft. and 0.5-2.0 ft. bls depth intervals.

The soil samples were collected in laboratory-supplied sample kits with teflon-lined lids, immediately preserved on ice following sample collection, and submitted under chain-of-custody protocol to a State of Florida-approved, NELAC certified laboratory for analyses under a standard turn-around-time. .

The soil analytical results reported no sampled parameters above the laboratory method detection limits (MDLs), except for SB-7 at the 0-0.5 ft. bls. depth interval, which still reported an arsenic concentration of 1.47 milligrams per kilogram (mg/kg), which is below the Florida Department of Environmental Protection (FDEP) Soil Cleanup Target Level (SCTL).

The soil sampling locations and laboratory analytical results are depicted in **Figures 2 and 3**, respectively. The soil analytical results are summarized in **Table 1**. Copies of the laboratory analytical report and chain-of-custody are attached in **Appendix III**.

### Chemical Storage & Mixing Areas – Discrete Analysis

During the August, 2019 assessment activities, ECS also advanced two (2) soil borings for the purpose of evaluating soil quality within the vicinity of a suspected chemical mixing area and another within the vicinity of a suspected chemical storage shed (Shed). The specific boring locations were chosen by the environmental field representative where the storage, mixing, and spilling of hazardous chemicals was considered most likely to have taken place. Using a decontaminated HA, ECS collected discrete soil samples from the 0-0.5 ft. and 0.5-2 ft. bls depth intervals at each of the two (2) soil boring locations, for a total of (4) soil samples.

All soil samples were collected in laboratory-supplied sample kits with teflon-lined lids, immediately preserved on ice following sample collection, and submitted under chain-of-custody

protocol to a State of Florida-approved, NELAC certified laboratory for analyses under a standard turn-around-time.

All soil samples were analyzed for total arsenic via EPA Method 6010D, organochlorine pesticides via EPA Method 8081, organophosphorus pesticides via EPA Method 8141, and chlorinated herbicides via EPA Method 8151.

The soil analytical results reported no sampled parameters above the laboratory MDLs or SCTLs. The soil sampling locations and laboratory analytical results are depicted in **Figures 2** and **3**, respectively. The soil analytical results are summarized in **Table 1**. Copies of the laboratory analytical report and chain-of-custody are attached in **Appendix III**.

### **QUALITY ASSURANCE FOR FIELD SAMPLING**

ECS followed FDEP Quality Assurance requirements for Field Sampling Activities (DEP-SOP 001/01, dated March 1, 2014, as amended). These requirements included procedures described on series FD 1000 for field documentation and series FS 1000 for general sampling requirements. Soils were collected following procedures discussed in series FS 3000.

Equipment decontamination was performed following procedures contained in series FC 1000 for general field testing and measurements. Soil auguring equipment was decontaminated prior to site activities and before using the equipment at each sampling station. Sample containers were new and unused and provided by the analytical laboratory under Chain-of-Custody in compliance with FC 1300.

### **SELECTION OF ANALYTICAL PROCEDURES**

Environmental Conservation Laboratories, Inc. (ENCO) was selected to analyze the samples. ENCO is certified by the National Environmental Laboratory Accreditation Program (NELAP) to perform the analyses pertinent to this investigation: Certificate No.: E83182.

## **Conclusions and Recommendations**

The laboratory analyses of soil samples from a total of ten (10) soil borings, spread approximately evenly across the subject property at two (2) discrete depth intervals, did not detect the presence of contamination above regulatory limits for any sampled parameters.

Based upon the apparent absence of agricultural chemical impacts revealed during ECS' soil assessment activities, ECS considers it unlikely that groundwater impacts exist. It is ECS' opinion that the REC identified in our Phase I ESA has been resolved. As such, ECS recommends no further assessment at this time.

## **Qualifications and Limitations**

The conclusions presented within this report are based upon a reasonable level of investigation within normal bounds and standards of professional practice for a site in this particular geographic and geologic setting. The findings of this investigation are not intended to serve as an audit of health and safety or compliance issues pertaining to improvements or activities onsite. While every effort was made to sample in representative and suspect locations, we are not able to guarantee or warrant that all impacted soil and groundwater will be discovered. This assessment is not considered to be a complete assessment of soil and groundwater contamination at the subject property. Unknown conditions may exist in areas of the site not tested as part of this investigation. ECS is not responsible or liable for the discovery and elimination of hazards that may potentially cause damage, accidents, or injuries.

All observations and conclusions pertaining to environmental conditions at the subject property are necessarily limited to the conditions observed, and or materials reviewed at the time this study was undertaken. No other warranty, expressed or implied, is made with regard to the conclusions presented within this report. This report is provided for the exclusive use of Eisenhower Property Group. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties without the written consent of ECS. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance. ECS has not completed or used any form of predetermined language to report the conclusions of this work and it is our understanding that ECS will not be required to do so in any manner.

Phase II Environmental Site Assessment  
208 Holdings  
August 22, 2019  
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## **APPENDIX I**

### **Figures**



## **APPENDIX II**

### **Tables**

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## **Appendix III**

# **Laboratory Analytical Report & Chain of Custody**