

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
3420 Northside Drive  
Key West, Florida**



**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**OF**

**3420 Northside Drive**

**Key West, Florida**

**Tetra Tech Project Number: 194-53630033**

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## 1.0 EXECUTIVE SUMMARY

At the request of the City of Key West (City), Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) of the property located at 3420 Northside Drive in Key West, Florida (hereafter referred to as the “Site”); see Figure 1 in Appendix A. The parcel is approximately 1.93-acres in size, and the Site is located on the south side of Northside Drive in the Key West; see Figure 2 in Appendix B. The general area surrounding the Site consists of Northside Drive, commercial businesses, residential homes and paved parking lots to the north (north of Northside Drive); a church and residential homes to the east; wetlands to the southeast; wetlands to the south; residential apartments and commercial businesses to the west.

The main objective of the Phase I ESA is to identify *recognized environmental conditions* (RECs) and environmental concerns that may affect the suitability of the Site as an industrial and commercial facility. *RECs* are defined in American Society of Testing and Materials (ASTM) International Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. In addition, other environmental issues and conditions that, in the opinion of the *environmental professional* conducting the assessment, would not be considered *recognized environmental conditions* are identified in this assessment. These may include *historical recognized environmental conditions*, *controlled recognized environmental conditions*, and/or *de minimis* conditions. This Phase I ESA also includes a preliminary evaluation of specific potential environmental issues or conditions that are, according to ASTM E1527-13, considered non-scope considerations. These issues include wetlands and mapped 100-year floodplains. The Phase I ESA included a review of federal, state, and local records, previous reports, and historical documents; and visual observation of the Site and adjoining properties.

The assessment, as requested by the City, is intended to identify conditions that would have the potential to impact the value of the Site or the development and use of the Site as a commercial warehouse. The assessment was also conducted for purposes of environmental due diligence in order to qualify for the innocent landowner, a bona fide prospective purchaser, or a contiguous property owner defense under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This Phase I ESA included, but was not limited to, an assessment of the following potential environmental issues: current and historical site usage; current and historical usage of adjoining properties; regulatory agency records review; on-site solid waste management and disposal practices; on-site hazardous materials and petroleum products management; chemical storage; wetlands; and floodplains.

Tetra Tech has performed this Phase I ESA in conformance with the scope and limitations of ASTM E1527-13 and the requirements of the City. Any additions to, exceptions to, or deletions from this practice are described in Section 2.0 of this Report.

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The Phase I ESA identified the following CRECs associated with the Site:

- The Former NAS Zone G- Poinciana Housing has State Institutional Controls in place by way of Land Use Controls due to soil contamination that is still in place.

RECs or historical RECs (HRECs) were not identified associated with the Site.

The presence of designated wetlands on the Site would limit the use of the rear of the Site and the wetlands would need to be preserved.

Additionally, there is mold present in the ventilation system in two rooms of the building on Site that would require mold remediation. Water damage in the form of leaks in the drop ceiling were present in several rooms which will require repair and further investigation of the roof and also water damage to the western exterior wall in the former plate room will require repair. Physical damage to floors in the former plate room, printing press room, and bathroom are present. The printing press currently stored in the printing press room should be removed and the floors under the press stripped, cleaned and repaired as necessary.

## 2.0 INTRODUCTION

This report summarizes the results of the Phase I ESA for the Site, which is approximately 1.93-acres in size, and the Site is located on the south side of Northside Drive in the Key West; see Figure 2 in Appendix B. The general area surrounding the Site consists of Northside Drive, commercial businesses, residential homes and paved parking lots to the north (north of Northside Drive); a church and residential homes to the east; wetlands to the southeast; wetlands to the south; residential apartments and commercial businesses to the west. The purpose of this Phase I ESA was to identify RECs at the time of this Phase I ESA that may impact the Site.

A Site reconnaissance was performed on December 11, 2018 by Ms. Shauna Stotler of Tetra Tech. Weather at the time of the Site reconnaissance was partly cloudy with an ambient air temperature of 68°F.

### 2.1 Selected Definitions

The following terms are used throughout this report and, for the purpose of clarity, corresponding definitions are provided. These terms are fully defined in ASTM E1527-13.

*Environmental Professional* – A person meeting the education, training, and experience requirements as set forth in 40 CFR § 312.10(b), necessary to conduct a *site reconnaissance*, *interviews*, and other activities in accordance with this practice, and from the information generated by such activities, having the ability to develop opinions and conclusions regarding *recognized environmental conditions* in connection with the *property* in question.

*Recognized environmental condition (REC)* – The presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (1) due to release to the environment; (2) under conditions indicative of a *release* to the *environment*; or (3) under conditions that pose a *material threat* of a future *release* to the *environment*. *De minimis conditions* are not *RECs*.

*Controlled recognized environmental condition (CREC)* – A *recognized environmental condition* resulting from a past *release* of *hazardous substances* or *petroleum products* that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by a regulatory authority) with *hazardous substances* or *petroleum products* allowed to remain in place subject to the implementation of required controls (for example, *property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*).

*Historical recognized environmental condition (HREC)* – A past *release* of any *hazardous substances* or *petroleum products* that has occurred in connection with the *property* and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use

criteria established by a regulatory authority, without subjecting the *property* to any required controls (for example, *property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*). Before calling the past *release* an *HREC*, the *environmental professional (EP)* must determine whether the past *release* is a *REC* at the time the Phase I ESA is conducted (for example, if there has been a change in the regulatory criteria).

*Business Environmental Risk (BER)* – A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations of the Phase I ESA.

## 2.2 Purpose and Scope

The purpose of this assessment is to identify RECs, BERs and environmental concerns as they existed at the Site at the time of this Phase I ESA. The assessment is intended to identify conditions that would have the potential to impact the value of the Site or the use of the Site as an office building/warehouse. The assessment was also conducted for purposes of environmental due diligence in order to qualify for a bona fide prospective purchaser or a contiguous property owner defense under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The Phase I ESA included, but was not limited to, an assessment of the following potential environmental issues: current and historical site usage; current and historical usage of adjoining properties; regulatory agency records review; on-site solid waste management and disposal practices; on-site hazardous materials and petroleum products management; chemical storage; wetlands; and floodplains.

This evaluation was conducted by qualified *environmental professionals* utilizing a standard of good commercial and customary practice in accordance with ASTM E1527-13. The scope of work completed for this evaluation included the following:

- Documenting the physical characteristics of the Site through a review of available topographic, geologic, and groundwater data, and Site observations.
- Researching the Site history through a review of reasonably ascertainable standard sources such as land deeds, fire insurance maps, city directories, aerial photographs, and prior reports.
- Documenting current Site conditions, via observations, regarding the presence or absence of hazardous substances/petroleum products; the generation, treatment, storage, or disposal of hazardous or regulated wastes; and the presence of storage tanks (above and below ground).
- Determining the use of adjoining and nearby properties to identify the likelihood for environmental conditions (if present and/or suspected) and concerns to migrate onto the Site.



- An evaluation of information contained within federal and state environmental databases and other local environmental records, within specific search distances.

### **2.3 Additions, Deviations, Deletions, and Data Gaps**

This assessment was conducted without deviations, deletions, or data gaps from ASTM E1527-13. This Phase I ESA did include a preliminary evaluation of wetlands, mapped 100-year floodplains and general building conditions (water damage, leaks, mold, radon, physical building damage).

### **2.4 Limitations and Exceptions**

This report was prepared for the sole use of the City pursuant to the Tetra Tech proposal forwarded to the City and executed on December 3, 2018. The scope of work and the findings should not be considered suitable for other potential users and any use by other parties shall be at their sole risk.

Tetra Tech has prepared this Phase I ESA using reasonable efforts in each phase of its work to identify RECs associated with hazardous substances, wastes, and petroleum products at the Site. The methodology of the Phase I ESA was generally consistent with ASTM E1527-13. Findings within this report are based on information collected from observations made on the day of the Site reconnaissance and from reasonably ascertainable information obtained from governing public agencies and private sources.

This report is not definitive and should not be assumed to be a complete or specific definition of the conditions above or below grade. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other construction purposes. Tetra Tech makes no representation or warranty that the past or current operations at the Site are or have been in compliance with all applicable federal, state, and local laws, regulations, and codes.

Regardless of the findings stated in this report, Tetra Tech is not responsible for consequences or conditions arising from facts that were concealed, withheld, or not fully disclosed at the time the evaluation was conducted. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

The regulatory database report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report focuses on the Site and neighboring properties that could impact the Site. Neighboring properties listed in governmental environmental records are identified within specific search distances. The search distance varies depending upon the particular government record being checked. The regulatory research is designed to meet the



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requirements of ASTM E1527-13. The information provided in the regulatory database report is assumed to be correct and complete.

### 3.0 SITE DESCRIPTION

#### 3.1 Site Location and Legal Description

The Site is approximately 1.93-acres in size and is located on the south side of Northside Drive in Key West, Florida. The general area surrounding the Site consists of Northside Drive, commercial businesses, residential homes and paved parking lots to the north (north of Northside Drive); a church and residential homes to the east; wetlands to the southeast; wetlands to the south; residential apartments and commercial businesses to the west. A map showing the location of the Site is presented in *Appendix A*. A Site plan showing the physical layout, including adjacent land use, is presented in *Appendix B*. Select photographs of the Site and surrounding areas are included in *Appendix C*.

#### 3.2 Physical Setting

##### 3.2.1 Topography

According to the United States Geological Survey (USGS) 7.5-Minute Quadrangle Map for Key West, Florida (dated 2012), the elevation of the Site is approximately 1 foot above mean sea level (amsl). In general, the topographic gradient of the subject property is to the north. Elevation of ranges from 1-foot amsl to 4 feet amsl.

Copies of the historical topographic maps for the Site are presented in *Appendix D*.

##### 3.2.2 Geology

The Site lies within the Cenozoic Tertiary strata, containing rocks mostly comprised of Pliocene continental deposits.

##### 3.2.3 Soils

Information provided in the regulatory agency database report, which is from the Soil Conservation Service SSURGO data collected by the United States Department of Agriculture (USDA), was reviewed to identify the soils at the Site. Data presented in the report states the Site and the surrounding area consist primarily of Urban lands that are partially hydric. There are also rock outcrops on the southern portion of the Site and surrounding areas, which are clayey and poor infiltration rates. The bedrock minimum is >60 inches. Both of these are considered Class D soils with very slow infiltration rates. Soils are clayey, have a high-water table, or are shallow to an impervious layer.

### 3.2.4 Hydrology

Regional groundwater direction is expected to flow to the north towards Northside Drive and further into the Gulf of Mexico. Local groundwater conditions may vary. Based on field observations and a review of topographic maps, the local surface water flow is divided between a northern flow and a southern flow towards a wetlands area.

The current United States Fish and Wildlife Service National Wetlands Inventory (NWI) map for the area of the Site (<https://www.fws.gov/wetlands/data/Mapper.html>) was reviewed to determine if wetlands are located on or near the Site. There is one mapped wetland identified within the Site boundary; this feature is an estuarine/marine wetland, identified as a 5.56-acre E2SS3P wetland, located along the southwest portion of the Site. There is also another estuarine/marine wetland, identified as a 1.40-acre E2SS3N wetland, located to the southwest of the Site, and an estuarine/marine deep water wetland southwest of the Site (classified as a 0.43-acre E1UBLx wetland).

A copy of the NWI Wetlands Map is included in *Appendix F*.

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the Site area (Flood Map Number 12087C1509K, revised on 02/18/2005) was reviewed to assess whether the Site is located within a designated floodplain or flood zone. The Site is located within a Without Base Flood Elevation area (Zone AE), defined as an area determined to be below a base flood elevation determination.

A copy of the FIRM map for the Site area is included in *Appendix G*.

#### 4.0 ADJOINING PROPERTIES

The Site parcel has two adjoining buildings south of Northside Drive. The Site is bound to the north by commercial and residential buildings; to east by a church and residential homes; to the south by wetlands; and to the west by residential apartments and wetlands.

**Table 4-1** Adjoining Properties Summary

Direction From Site	Description
North	Northside Drive, residential homes, commercial buildings
Northeast	Northside Drive, residential homes, commercial buildings
East	Church and residential homes
Southeast	Wetlands and residential homes
South	Wetlands
Southwest	Wetlands
West	Residential apartments, Northside Drive, commercial buildings
Northwest	Northside Drive and commercial buildings

Aboveground storage tanks were not observed at these locations.

Refer to applicable portions of Sections 5.0, 6.0 and 8.0 respectively, for descriptions of the historical uses of the surrounding areas and the results of review of the regulatory agency databases.

## 5.0 HISTORICAL USE RESEARCH

### 5.1 Building Permit Report and Tax Records

At the time of this report, Building Permits in Monroe County, Florida were searched and over a hundred permits were identified for the adjoining properties. The Site has undergone minor repairs which the building permits identify. Copies of the Tax Map Report are included in *Appendix E*.

### 5.2 Historical USGS Topographic Quadrangles

Tetra Tech reviewed available historical USGS Topographic Quadrangles for the years 1943, 1962, 1971, 1979, and 2012 as provided by Environmental Data Resources, Inc. (EDR), for information regarding past uses of the Site and surrounding properties. The following table presents descriptions and interpretations from review of these historical USGS topographic quadrangles.

**Table 5-1** Historical USGS Topographic Quadrangles Review

Year	Comments
1943 Key West Boca Chica	<b>Site:</b> The 1943 historical topographic map shows the entirety of the Site as undeveloped. <b>Surrounding Properties:</b> The railroad can be seen to the south of the Site, Roosevelt Blvd can be seen to the north of the Site and neighborhoods beyond the railroad tracks to the south can be seen. Meacham Field (Naval Air Station) is present on the southern portion of the island.
1962 Key West	<b>Site:</b> The Site cannot be seen. <b>Surrounding Properties:</b> No changes from the 1943 map.
1971 Key West Boca Chica	<b>Site:</b> The Site can be seen on the map but there are no buildings or defining features. <b>Surrounding Properties:</b> In addition to the 1962 map, Meacham Field was renamed Key West International Airport, an US Military Reservation is adjacent to the airport, commercial buildings on along Roosevelt Blvd (north), the railroad to the south of the Site has been removed and several more neighborhoods to the west and east of the Site.
1979 Key West	<b>Site:</b> The Site cannot be seen. <b>Surrounding Properties:</b> In addition to the 1971 map, Northside Drive is shown.
2012 Key West Boca Chica	<b>Site:</b> The topographic map does not show any development on Site, only named roads. <b>Surrounding Properties:</b> The map does not show any areas of development in the surrounding areas, but most of the roads are now named.

The review of the historical topographic maps indicates that the Site has no significant features that would be considered a REC.

Copies of the historical USGS topographic maps are included in *Appendix D*.

### 5.3 Historical Aerial Photographs

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Tetra Tech reviewed aerial photographs of the Site and surrounding areas provided by EDR in order to identify historical land use that may have involved hazardous substances and petroleum products. The dates of the photographs reviewed were from 1959, 1963, 1971, 1985, 1999, 2007, 2010, 2013 and 2017. The following table summarizes descriptions and interpretations from the aerial photograph reviews:

**Table 5-2 Historical Aerial Photographs Review**

Year	Comments
1959 1:500	<b>Site:</b> The Site is undeveloped. <b>Surrounding Properties:</b> A majority of the surrounding properties to the north, west, south, and east are undeveloped wetlands. There is development to the south of the Site.
1963 1:500	<b>Site:</b> No significant changes to the Site in comparison to the 1959 aerial photograph were noted, except now there are paved roads and neighborhoods to the east of the Site. <b>Surrounding Properties:</b> No significant changes to the surrounding properties were noted in comparison to the 1959 aerial photograph, with the exceptions of paved roads and additional neighborhoods.
1971 1:500	<b>Site:</b> A portion of the Site has now been cleared but there are no structures on the Site. <b>Surrounding Properties:</b> Significant changes to the surrounding properties were noted in comparison to the 1963 aerial photograph. Roosevelt Blvd is shown with neighborhoods to the west, commercial buildings to the north and west. The previous wetlands have been reduced in size by fill material.
1985 1:500	<b>Site:</b> No significant changes to the Site in comparison to the 1971 aerial photograph were noted. <b>Surrounding Properties:</b> The photograph appears to be more development to the south and northeast of the Site.
1999 1:500	<b>Site:</b> The Site has been developed with two adjoining buildings and paved parking lots to the front and rear. There is a small portion of wetland on the southeastern boundary of the Site. <b>Surrounding Properties:</b> Significant changes have occurred with additional structures to the north, west and east of the Site.
2007 1:500	<b>Site:</b> No significant changes to the Site in comparison to the 1999 aerial photograph, <b>Surrounding Properties:</b> No significant changes to the surrounding properties were noted in comparison to the 1999 aerial photograph, except that with the picture clarity much improved, the development to the north, northeast and southwest of the Site is more apparent.
2010 1:500	<b>Site:</b> No significant changes to the Site in comparison to the 2007 aerial photograph. <b>Surrounding Properties:</b> No significant changes to the surrounding properties were noted in comparison to the 2007 aerial photograph.
2013 1:500	<b>Site:</b> No significant changes to the Site in comparison to the 2010 aerial photograph. <b>Surrounding Properties:</b> No significant changes to the surrounding properties were noted in comparison to the 2010 aerial photograph, except for additional development to the east of the Site.
2017 1:500	<b>Site:</b> No significant changes to the Site in comparison to the 2013 aerial photograph. <b>Surrounding Properties:</b> No significant changes to the surrounding properties were noted in comparison to the 2013 aerial photograph.

The review of the historical aerial photographs indicates that the Site was developed after 1985 and the presence of wetlands has been there through the entirety of the Site. The Site has not changed in development as it stands today since at least 1999, consisting of two large structures

with multiple paved parking areas. The aerial photographs do not show any significant feature that would be considered a REC.

Copies of the aerial photographs are included in *Appendix D*.

#### 5.4 Historical Fire Insurance Maps (Sanborn Maps)

Tetra Tech reviewed a copy of the Certified Sanborn Map Report of the Site and surrounding areas provided by EDR in order to identify historical land use that may have involved hazardous substances and petroleum products. The EDR report indicates that the complete holdings of the Sanborn Library, LLC collection were searched, and insurance maps covering the target property were not found.

A copy of the Certified Sanborn Map Report is included in *Appendix D*.

#### 5.5 City Directories

A review of historical city directories was conducted by EDR (*Appendix D*). Polk’s City Directory and Cole Information Services were searched for 1927, 1956, 1958, 1962, 1965, 1970, 1975, 1980, 1984, 1987, 1992, 1995, 2000, 2005, 2010, and 2014. The following summarizes the results of the city directory review for 3420 Northside Drive, Key West, Florida.

**Table 5-3 City Directories Summary**

Year	Comments
1927	<b>3420 Northside Drive Property:</b> The property is not listed. <b>Surrounding Properties:</b> The target road is not listed and there are no cross streets to reference.
1956	<b>3420 Northside Drive Property:</b> The property is not listed. <b>Surrounding Properties:</b> The target road is not listed and there are no cross streets to reference.
1958	<b>3420 Northside Drive Property:</b> The property is not listed. <b>Surrounding Properties:</b> The target road is not listed and there are no cross streets to reference.
1962	<b>3420 Northside Drive Property:</b> The property is not listed. <b>Surrounding Properties:</b> The target road is not listed; however, the closest cross street listed is 16 <sup>th</sup> Terrace with residential street numbers and telephone numbers.
1965	<b>3420 Northside Drive Property:</b> The property is not listed. <b>Surrounding Properties:</b> The target road is listed with residential street and telephone numbers. The cross street of 16 <sup>th</sup> Terrace is listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1103 16 <sup>th</sup> Terrace listed as City Window Cl Co.
1970	<b>3420 Northside Drive Property:</b> The property is not listed. <b>Surrounding Properties:</b> The target road is listed with residential street and telephone numbers. The cross street of 16 <sup>th</sup> Terrace is listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1103 16 <sup>th</sup> Terrace listed as City Window Cl Co. and 1210 16 <sup>th</sup> Terrace Osterhoudt Insurance Agency.



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1975	<p><b>3420 Northside Drive Property:</b> The property is not listed.</p> <p><b>Surrounding Properties:</b> The target road is listed with residential street and telephone numbers. The cross street of 16<sup>th</sup> Terrace is listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1103 16<sup>th</sup> Terrace listed as City Window CI Co.</p>
1980	<p><b>3420 Northside Drive Property:</b> The property is not listed.</p> <p><b>Surrounding Properties:</b> The target road is listed with residential street and telephone numbers and 3131 Florida First National Bank, 3305 Key West Tropicals and the neighboring address 3424 Church of Jesus Christ of Latter Day Saints. The cross streets of 16<sup>th</sup> and 17<sup>th</sup> Streets are listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1103 16<sup>th</sup> Terrace listed as City Window CI Co.; and 1018 17<sup>th</sup> Street Summerland Electric constrs.</p>
1984	<p><b>3420 Northside Drive Property:</b> The property is not listed.</p> <p><b>Surrounding Properties:</b> The target road is listed with residential street and telephone numbers and 3131 Southeast Bank, and the neighboring address 3424 Church of Jesus Christ of Latter Day Saints. The cross streets of 16<sup>th</sup> and 17<sup>th</sup> Streets are listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1103 16<sup>th</sup> Terrace listed as City Window CI Co.</p>
1987	<p><b>3420 Northside Drive Property:</b> The property is not listed.</p> <p><b>Surrounding Properties:</b> The target road is listed with residential street and telephone numbers and 3131 Southeast Bank, and the neighboring address 3424 Church of Jesus Christ of Latter Day Saints. The cross streets of 16<sup>th</sup> and 17<sup>th</sup> Streets are listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1103 16<sup>th</sup> Terrace listed as City Window CI Co.</p>
1992	<p><b>3420 Northside Drive Property:</b> The property is listed as Key West Newspaper Corporation.</p> <p><b>Surrounding Properties:</b> The target road is listed with residential street and telephone numbers and 3152 Kawa Construction, Oasis Travel Agency Inc; 3154 CH2M Hill International Corp, and the neighboring address 3424 Church of Jesus Christ of Latter Day Saints. The cross street of 16<sup>th</sup> and Street is listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1103 16<sup>th</sup> Terrace listed as City Window CI Co.</p>
1995	<p><b>3420 Northside Drive Property:</b> The property is listed as Key West Newspaper Corporation.</p> <p><b>Surrounding Properties:</b> The target road is listed with residential street and telephone numbers and 3146 Dental Specialist; 3152 Kawa Construction, Oasis Travel Agency Inc; 3154 CH2M Hill International Corp; 3400 Knights of Columbus and the neighboring address 3424 Church of Jesus Christ of Latter Day Saints. The cross street of 16<sup>th</sup> and Street is listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1103 16<sup>th</sup> Terrace listed as City Window CI Co.</p>
2000	<p><b>3420 Northside Drive Property:</b> The property is listed as Key West Newspaper Corporation.</p> <p><b>Surrounding Properties:</b> The target road is listed with residential street and telephone numbers and 3146 Dental Specialist; 3154 Moore Griffin Design, Zirilli &amp; Zirilli PA and the neighboring address 3424 Church of Jesus Christ of Latter Day Saints. The cross street of 16<sup>th</sup> and Street is listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1103 16<sup>th</sup> Terrace listed as City Window CI Co. and 1214 Nearshore Electric Inc.</p>
2005	<p><b>3420 Northside Drive Property:</b> The property is listed as Cooke Communications LLC..</p> <p><b>Surrounding Properties:</b> The target road is listed with residential street and telephone numbers and 3146 Dental Specialist; 3150 Florida Reference Laboratory; 3154 Zirilli &amp; Zirilli PA; 3156 Select Medical; 3158 Bright Sunstarr Aviation; 3312 Able Commercial &amp; Residential; 3401 Aypedia LLC; 3405 Goldmans Jewelry; and the neighboring address 3424 Church of Jesus Christ of Latter Day Saints. The cross street of 16<sup>th</sup> and Street is listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1214 Nearshore Electric Inc.</p>

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2010	<p><b>3420 Northside Drive Property:</b> The property is listed as Cooke Communications LLC.</p> <p><b>Surrounding Properties:</b> The target road is listed with residential street and telephone numbers and 3146 Dental Specialist; 3150 Florida Reference Laboratory; 3154 Key West Real Estate Group; 3156 Select Medical; 3158 Bright Sunstarr Aviation; 3312 Able Commercial &amp; Residential; 3401 Ability MediHub LLC; and the neighboring address 3424 Church of Jesus Christ of Latter Day Saints. The cross street of 16<sup>th</sup> and Street is listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1210 Master Service Restoration.</p>
2014	<p><b>3420 Northside Drive Property:</b> The property is listed as Cooke Communications LLC.</p> <p><b>Surrounding Properties:</b> The target road is listed with residential street and telephone numbers and 3146 Dental Specialist; 3150 Florida Reference Laboratory; 3154 Drive In Homebuilders LLC; 3156 Select Medical; 3158 Anglers 113 LLC; 3401 Ability; and the neighboring address 3424 Church of Jesus Christ of Latter Day Saints and 3617 Clean Cut of Key West. The cross street of 16<sup>th</sup> and Street is listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1210 Master Service Restoration; and 3415 Constant Power Inc.</p>

3420 Northside Drive is first listed in the historic city directories in 1992 as “Key West Newspaper Corporation.” The surrounding listings are a constant mix of various residential, commercial, and industrial properties. The historic city directories do not show any significant feature that would be considered a REC.

A copy of the historic City Directory Abstract is included in *Appendix D*.

## 5.6 Prior Reports

There have been no prior reports on the Site.

## 5.7 Other Historical Sources

No historical sources were reviewed as part of this Phase I ESA.

## 5.8 Historical Use Interviews

No historical use interviews were conducted as part of this Phase I ESA.

## 6.0 REGULATORY AGENCY RECORD REVIEWS

The database search results discussed in this section, provided by EDR of Shelton, Connecticut, were reviewed for information regarding documented and/or suspected releases of regulated hazardous substances and/or petroleum products on or near the Site. Tetra Tech also reviewed the “unmappable” (also referred to as “orphan”) listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that cannot be plotted with confidence, but are identified as being located within the general area of the Site based on a partial street address. In general, the listing cannot be mapped due to inaccurate or incomplete address information in the database that was supplied by the corresponding regulatory agency. Any listings from the unmappable summary, which were identified by Tetra Tech as a result of the Site reconnaissance and/or cross-referencing to mapped listings, are included in the corresponding database discussion within this section.

### 6.1 Federal and State Regulatory Agency Database Reviews

A review of federal and state records for the Site was accomplished by contacting offices of federal and state regulatory agencies and reviewing listings compiled in the regulatory agency database report (*Appendix D*). The results of the review of the federal and state records are presented below. Copies of the correspondences are included in *Appendix H*.

#### United States Environmental Protection Agency (USEPA)

The USEPA is responsible for protecting human health and the environment. The USEPA is responsible for researching and setting national standards for a variety of environmental programs, and, in certain instances, delegates to states and tribes the responsibility for issuing permits and monitoring and enforcing compliance.

The USEPA provides environmental media information via the Internet on its website <http://www.epa.gov>. The environmental media information provided online by USEPA was reviewed on December 18, 2018, and the Site was listed in the various publicly available environmental databases.

#### Florida Department of Environmental Protection (FDEP)

The FDEP is responsible for protecting Georgia’s natural resources and environment, and controlling water, land, and air pollution. A PIA (Public Information Act) request (also known as a Freedom of Information Law [FOIL] request) was submitted to the FDEP via e-mail on December 18, 2018, to determine if the agency maintains any records pertaining to 3420 Northside Drive and its adjacent properties. A response from the FDEP has not been received as of the date of this report. If the FDEP provides records that may change the findings of this Phase I ESA, Tetra Tech will provide a Phase I ESA Addendum to the City.

#### Florida Department of Public Health (DPH)

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The FDPH is responsible for investigating the potential for human exposure from environmental contamination, primarily at inactive hazardous waste sites. Activities include water sampling and treatment; dump site, construction site, and spill investigations; and emergency event investigations. For every state, federal Superfund, Brownfield, and voluntary clean-up site, a bureau specialist is assigned to coordinate and communicate health-related activities.

A PIA (Public Information Act) request (also known as a FOIL request) was submitted to the FDPH via e-mail on December 18, 2018 to determine if the agency holds records pertaining to 3420 Northside Drive and its adjacent properties. A response from the FDPH has not been received as of the date of this report. If the FDPH provides records that may change the findings of this Phase I ESA, Tetra Tech will provide a Phase I ESA Addendum to the City.

A summary of sites identified through review of the federal and state regulatory agency databases is provided in the following table:

**Table 6-1 Records Review**

Federal and State List	Last Updated**	Search Radius*	No. of Sites within Search Radius	Site Appears on List	RECs Identified
National Priorities List for Federal Superfund Cleanup (NPL)	03/07/16	1 mile	0	No	No
Delisted NPL Site List	03/07/16	1 mile	0	No	No
CERCLIS, including CERCLIS No Further Remedial Action Planned (NFRAP) Sites	02/15/16	½ mile	0	No	No
Resource Conservation and Recovery Act (RCRA) – Corrective Action Activity (CORRACTS) and Non-CORRACTS Treatment, Storage, or Disposal Facilities (RCRA-TSD)	6/27/16	1 mile; ½ mile	0/0	No/No	No/No
Resource Conservation and Recovery Information System Generators/Transporters (RCRA Gen/Trans)	6/21/16	¼ mile	4	No	No
Resource Conservation and Recovery Information System Non-Generators/ NLR (RCRA NonGen/NLR)	6/21/16	¼ mile	4	Yes	No
Federal Institutional Control/Engineering Control Registries	09/20/15	½ mile	0	No	No
Emergency Response Notification System (ERNS)	03/28/16	Site	0	No	No
Hazardous Sites Cleanup Act Site List (SHWS)	02/15/16	1 mile	0	No	No
Solid Waste Management Facilities Sites (SWF/LF)	06/06/16	½ mile	1	No	No
Leaking Underground/Historic Underground Storage Tanks (LUST / HIST LUST)	06/08/16; 06/08/16	½ mile	6/0	No	No

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<b>Federal and State List</b>	<b>Last Updated**</b>	<b>Search Radius*</b>	<b>No. of Sites within Search Radius</b>	<b>Site Appears on List</b>	<b>RECs Identified</b>
Petroleum Bulk Storage Tanks (USTs/ASTs)	06/08/16; 04/14/15	¼ mile; ¼ mile	2/4	No/No	No/No
Facility Index System (FINDS)	07/20/15	Site	1	Yes	No
State Institutional Control/Engineering Control Registries (INST/ENG)	02/15/16	½ mile	1	No	No
State Voluntary and Brownfield Cleanup Program Sites (VCP/Brownfields)	02/15/16; 03/01/16	½ mile	0	No	No
Formerly Used Defense Sites (FUDS)	01/31/15	1 mile	0	No	No
Integrated Compliance Information System (ICIS)	1/23/15	Site	0	No	No
Toxic Release Inventory System (TRIS)	12/31/14	Site	0	No	No
Open Dump Inventory (ODI)	06/31/85	½ mile	0	No	No
Enforcement & Compliance History Information (ECHO)	09/20/15	Site	1	Yes	No
Registered Dry Cleaners	03/01/16	½ mile	0	No	No
US Historical Auto Stations	N/A	½ mile	0	No	No
Manufactured Gas Plant Site (Coal Gas)	N/A	1 mile	0	No	No

\* The surrounding area search radius indicates the radial area (measured from perimeter of the Site) for which the database review was performed.

\*\* Multiple dates present in table indicates that multiple databases were searched under listing. The order of the provided update dates corresponds to the order each database is listed in the column to the left.

As the above table indicates, 3420 Northside Drive and/or its adjacent properties appear on the RCRA Gen/Trans, RCRA Non-Gen/NLR, SWL/LF, LUST, INST, USTs/ASTs, FINDS, ECHO databases. The following subsections provide a discussion of the listings for the surrounding properties, which have been identified within the search radius and are listed in the table above.

*NPL*

The NPL is a subset of the CERCLIS, and lists properties that are ranked as high priority for cleanup under the federal Superfund program. Neither the Site nor any other facilities within one mile of the Site are listed in the NPL database.

*Delisted NPL Site List*

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria the USEPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL when no further response is appropriate. Neither the Site nor any other facilities within one mile of the Site are listed in the Delisted NPL databases.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

The CERCLIS list is a compilation of known and suspected uncontrolled or abandoned hazardous waste sites which are, or were, under investigation by USEPA, but have not been elevated to the status of a Superfund (NPL) site. Former CERCLIS sites that have been granted the status of NFRAP are also included in this database. Neither the Site nor any other facilities within one half mile of the Site are listed in the CERCLIS databases.

RCRA CORRACTS/RCRA-TSD

The Resource Conservation and Recovery Act (RCRA) program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA database tracks facilities that treat, store, and/or dispose of hazardous waste as defined by RCRA (referred to as TSD facilities). The RCRA CORRACTS database identifies TSD facilities that have conducted, or are currently conducting, corrective action(s) as regulated under RCRA. Neither the Site nor any other facilities within one half mile of the Site are listed in the RCRA CORRACTS/RCRA-TSD databases.

RCRA Generators/Transporters (RCRA Gen/Trans)

This list includes any operation that generates or transports hazardous waste and must obtain a hazardous waste generator identification number or transporter permit. The RCRA Gen/Trans listing is merely a listing of all facilities that, due to the amount of hazardous waste generated, are required to register with the USEPA for tracking purposes, but are not necessarily those with reported contamination incidents.

The Site is not listed as a RCRA Generator however, four CESQG facilities are listed as being within one-quarter mile of the Site on the RCRA Gen/Trans databases. CESQG means the facility generates less than 100 kg of hazardous waste per month. The four facilities are Sears (listed twice), Publix, and Morrison Sales and Services. Morrison Sales and Services received a FDEP warning letter violation in 1987. Based on the lack of violations documented in the database, the listing is unlikely to have an impact on the environmental integrity of the Site.

RCRA Non Generators/NLR (RCRA NonGen/NLR)

This list includes any operation that does not presently generate hazardous waste, but may transport, store, treat and/or dispose of hazardous waste and must obtain a hazardous waste transporter permit. The RCRA NonGen/NLR listing is merely a listing of all facilities that, due to handling of hazardous waste, are required to register with the USEPA for tracking purposes, but are not necessarily those with reported contamination incidents. The Site is listed as a non-generator and three other facilities are listed within one-quarter mile of the Site in the RCRA NonGen/NLR database, however, the listing is unlikely to have an impact on the environmental integrity of the Site.

Federal Institutional Control/ Engineering Control Registries

These registries are listings of sites with engineering and/or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining at a site. Deed restrictions are generally required as part of the institutional controls. The Site is not listed however, the Former NAS Zone G – Poinciana Housing is listed as having institutional controls within one half-mile of the Site are in the Federal Institutional Control/Engineering Control Registries. Poinciana Housing has land use controls on the soil due to metal contamination, however Poinciana Housing is downgradient of the Site and therefore should not impact the Site.

#### ERNS

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The Site is not listed in the ERNS database.

#### TRIS

TRIS identifies facilities which release toxic chemicals to the air, water, and land in reportable quantities under Superfund Amendments and Reauthorization Act (SARA) Title III Section 313. The Site is not listed in the TRIS database.

#### FINDS

The FINDS database contains both facility information and “pointers” to other sources that contain more details. The Site is listed in the FINDS database as a pointer to its listing in the RCRA Non-Generator/NLR database, and it appears that it is associated with compliance audit performed by the State of Florida in 2015 which find no violations.

#### FUDS

FUDS listings include locations of formerly used defense site properties where the United States Army Corps of Engineers (USACE) is actively working or will take necessary cleanup actions. Neither the Site nor any facilities within one-mile of the Site are listed in the FUDS database.

#### ICIS

The ICIS supports the information needs of the national enforcement and compliance program as well as the unique need of the NPDES program. The Site is not listed in the ICIS database.

#### State Hazardous Waste Sites (SHWS)

The SHWS database, compiled by the Department of Environment and Natural Resources Inactive Hazardous Sites Program, maintains information regarding the investigation and cleanup of suspected hazardous waste sites. Neither the Site nor any other facility within one-mile is listed in the SHWS database.



### SWF/LF

The SWF database is a comprehensive listing of state permitted/recorded solid waste management facilities. The Site is not listed however, one facility is within one mile of the Site is listed in the SWF/LF database. Wicker Field was a Disaster Debris Management Site and is down gradient from the Site so therefore does not impact the Site.

### LUST/HIST LUST

The Leaking Underground Storage Tanks (LUST) and Historic Leaking Underground Storage Tanks (HIST LUST) databases were researched to identify listings up to one-half mile from the Site. The Site is not listed however, there are six facilities within one-half mile that are listed on the LUST/HIST LUST database. Hertz Rental Car was issued a completed cleanup and closed. Circle K was cited for a spill and has on-going cleanup required for a contaminated monitoring well. Two locations for Dion C Stores were cited for overspills of gasoline that contaminated soil. Bayside Inn was cited for a gasoline spill that contaminated a monitoring well, soil and groundwater. Sears was cited for a waste oil spill that contaminated soil and groundwater. These facilities are at the same elevation or down gradient from the Site, therefore it is unlikely that these facilities would impact the Site.

### USTs/ASTs

The FDEP USTs/ASTs tank databases were researched to identify listings for the Site and surrounding properties located up to one-quarter mile from the Site. The tank databases are merely listings of all facilities that are required to register their storage tanks for tracking purposes and not necessarily those with reported contamination incidents. The Site was not listed however, six facilities were listed in the database, some facilities have both USTs and ASTs. Three facilities' USTs are listed as either permanently out of use or removed from the ground. Three facilities' USTs are listed as open or in service. Three facilities' ASTs are listed as having been removed, while one facility's AST is still in service. Four facilities have had spills and are listed as Cleanup Sites by FDEP. These facilities are not likely to have an adverse impact on the environmental integrity of the Site due to being at lower elevations and downgradient from the Site.

### State and Tribal Institutional Control/ Engineering Control Registries

These registries are listings of sites with engineering and/or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining at a site. Deed restrictions are generally required as part of the institutional controls. The Site is not listed however, one facility within one-half mile of the Site is listed on the state Institutional Control/Engineering Control Registry and has Land Use Controls.

State Voluntary and Brownfields Cleanup Programs (VCP/Brownfield)

The Florida Department of the Environment Voluntary and Brownfields remedial programs involve mostly private entities and private funds to remediate contaminated sites and return the properties to productive use. The VCP/Brownfields databases were researched to identify listings for the Site and other facilities within one-half mile of the Site. Neither the Site nor any other facilities within one-half mile of the Site are listed in the VCP/Brownfields databases.

Open Dump Inventory (ODI)

The ODI list identifies open dumps as disposal facilities that do not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria. Neither the Site nor any other facilities within one-half mile of the Site are listed in the database.

Enforcement & Compliance History Information (ECHO)

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide. The Site is listed in the database as The Citizen and shows no violations in connection with the Site.

Registered Dry Cleaners

Neither the Site nor any other facilities within one-half mile of the Site are listed in the registered dry cleaner database.

Recovered Government Archive Solid Waste Facilities List (RGA LF)

The RGA LF database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. The Site is not recorded in the RGA LF database.

U.S. Historical Auto Stations

U.S. Historical Auto Stations database is a national collection of business directories of potential gas station/fill station/service station sites considered high risk historical records that typically create environmental concern but may not show up in current government records. No facilities within one-eighth of a mile of the Site are recorded in the U.S. Historical Auto Stations database.

Manufactured Gas Plant Sites (Coal Gas)

Manufactured gas plant (MGP) sites were used in the United States from the 1800s to the 1950s to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water, and produced a significant amount of waste. Many of the by-products of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils, and other compounds are potentially hazardous to human health and the environment. The by-products were frequently disposed directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination. The EDR proprietary manufactured gas plants database was researched to identify any listings for

the Site and within a one mile radius of the Site. Neither the Site nor any other facilities within a one-mile radius of the Site is listed in the manufactured gas plant database.

Orphan Listings

A review of the Orphan Listings in the regulatory database search report indicated a total of two listings.

**6.2 Vapor Encroachment Screen**

Tetra Tech conducted an initial vapor encroachment screen to determine if a vapor encroachment condition (VEC) exists in the subsurface below any existing structures at 3420 Northside Drive (and therefore before, and/or in the vicinity of, the Site) from hazardous substances, petroleum, and petroleum products that can include VOC, semi-volatile organic compounds (SVOCs), and inorganic volatile compounds. A Tier 1 non-invasive vapor encroachment screen was performed using the information provided in the Radius Map Report prepared by EDR for Tetra Tech for the chemicals of concern and the approximate recommended minimum search distances included in ASTM E 2600-10, *Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions*. The following minimum search distances are outlined in ASTM E 2600-10 (ASTM 2010).

**Table 6-2** Vapor Encroachment Screen Approximate Minimum Search Distances Surrounding 3420 Northside Drive (miles)

Standard Environmental Record Sources (where available)	Approximate Minimum Search Distance for Chemicals of Concern (miles)	Approximate Minimum Search Distance for Petroleum Hydrocarbon Chemicals of Concern (miles)	Number of Facilities Listed
Federal NPL	0.33	0.1	0
Federal CERCLIS	0.33	0.1	0
Federal RCRA CORRACTS	0.33	0.1	0
Federal RCRA non-CORRACTS TSD	0.33	0.1	0
Federal RCRA Generators	The Site	The Site	0
Federal Institutional Control/Engineering Control	0.33	0.1	1
Federal ERNS	The Site	The Site	0
State and Tribal-equivalent NPL	Not searched	Not searched	0
State and Tribal-equivalent CERCLIS	0.33	0.1	0
State and Tribal Landfill or Solid Waste Disposal Sites	0.33	0.1	0
State and Tribal LUST	0.33	0.1	0
State and Tribal UST/AST	The Site	The Site	0
State and Tribal Institutional Control/Engineering Control	The Site	The Site	0

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State and Tribal Voluntary Cleanup	0.33	0.1	0
State and Tribal Brownfield	0.33	0.1	0
Other Standard Environmental Records	0.33	0.1	3
Historic Gas Stations	0.125	0.1	0
Historic Dry Cleaners	0.125	0.1	0

Based on the results of the initial vapor encroachment screening, the only property (including the Site at 3420 Northside Drive) contaminated with chemicals of concern that were identified in the EDR report as being within the minimum search distances for the Tier 1 vapor encroachment screen is Former NAS Zone G – Poinciana Housing. In order for a VEC to be present, there must be an established pathway for vapor encroachment to the property. Generally, an established pathway is in place when there is known soil or groundwater contamination on the property. The presence of these contaminated media on the property ensures a viable pathway for vapor encroachment to structures on the property. When soil or groundwater contamination is present on other, nearby properties, it is difficult to establish the presence of a confirmed pathway for vapor encroachment. As a result, VECs are primarily identified when there is known contamination on the property itself, or on properties immediately adjacent. Any identified VECs can only be confirmed through sampling.

Based on the results of the initial vapor encroachment screening, the only site contaminated with chemicals of concern identified in the EDR report as being within the minimum search distances for the Tier 1 vapor encroachment screen is the Former Poinciana Housing. The property currently has Land Use Controls in place due to previous soil contamination and the property is currently ongoing monitoring. Therefore, based on the results of the initial vapor encroachment screening, no VECs were identified.

A copy of the VEC screening report is included in *Appendix D*.

### **6.3 Local Regulatory Agency Research**

The results of the review of local records are presented below. Copies of the correspondences are included in *Appendix H*.

#### City of Key West

A public records review request was submitted to the City of Key West on December 12, 2018, to determine if the city holds records pertaining to the historical use of the Site. A response from the City of Key West was received and information has been incorporated into this report.

#### Monroe County

A public records review request was submitted to Monroe County on December 18, 2018, to determine if the county holds records pertaining to the historical use of the Site. A response from

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Monroe County has not been received as of the date of this report. If Monroe County provides records that may change the findings of this Phase I ESA, Tetra Tech will provide a Phase I ESA Addendum to the City.

## **7.0 USER RESPONSIBILITIES**

### **7.1 Valuation Reduction for Environmental Issues**

No information was available at the time of the assessment regarding the relationship of the purchase price of the property to the fair market value of the property. If information is received regarding valuation reduction for environmental issues which changes the conclusions or recommendations presented in this report, an addendum will be submitted to the City.

### **7.2 Knowledge or Experience of the User**

According to information obtained from Cooke Communication LLC. is not currently aware of any specialized knowledge or experience that is material to RECs in connection with the property outside of the a list of answers to questions sent to the owener that has been provided to Tetra Tech by the property owner.

### **7.3 Commonly Known or Reasonably Ascertainable Information**

According to information obtained from Cooke Communication LLC. is not currently aware of any commonly known or reasonably ascertainable information within the local community about the property that is material to RECs in connection with the property.

## 8.0 SITE RECONNAISSANCE

### 8.1 Methodology and Limiting Conditions

The Site reconnaissance included visual observations of the Site. Weather at the time of the Site visit was clear and sunny with ambient air temperatures between 68°F.

### 8.2 Site Reconnaissance

The Site reconnaissance was performed on Tuesday, December 11, 2018 by Ms. Shauna Stotler of Tetra Tech. The limits of the survey area consisted of an approximately 1.93-acre parcel developed with two adjoining buildings. The original buildings on the Site were constructed in 1988 at 12,784 sqft. and have remained the same since. The limits of the visual assessment are presented in *Appendix B*.

The Site is located in a commercial/residential area of Key West, Florida. Topography of the survey area slopes gently to the north.

The Site is improved with two adjoining buildings. Both buildings are one story structures. The front building is used for office space and has a stucco exterior. The back building is used for a press room, warehouse and additional production space with a stucco exterior and metal roofing. Interior finishes of the front building included linoleum flooring, sheetrock walls, panel board partitions and drop ceilings and lights. In addition, the Site is improved with asphalt-paved parking areas. The rear building has concrete floors, metal roll-up door and metal roofing. Site access is available from Northside Drive.

The Site buildings currently operate as a newspaper facility though actual printing operation was ceased in 2017. The front building is utilized as offices, break room, bathrooms, server space and storage. The rear building was utilized for chemical storage, paper storage and newspaper printing operations.

Potable water is provided by the Florida Keys Aqueduct Authority and sewer services to the Site are provided by the City of Key West. Electricity is provided by Keys Energy. The Site is cooled by air conditioning (A/C) units on the roof. A pole-mounted transformer was observed on Northside Drive at the end of the driveway into the Site. No evidence of leaks was observed in the vicinity of the transformer. Information regarding its content (i.e., potential presence of PCBs) was not observed on the transformer.

### 8.3 Current and Historical Use Interviews

The Site is currently being used as a newspaper facility, however all printing operations are performed in Miami, Florida. According to the Site contact Richard Tamborrino (Publisher), the site was built and has been operated the Key West Citizen newspaper from 1988. Historical use of the Site was ascertained using methods described above and in preceding sections.



## **8.4 Hazardous Substances and Petroleum Products Storage and Handling**

### *8.4.1 Hazardous Substances*

One five-gallon bucket of hydraulic fluid was found in the press room. The Site stores in use drums and tanks of fountain solution for press startup, flash solvents for cleaning hoses, water-soluble blanket wash. Prior to the 1980s, the blanket wash would have contained mineral spirits. Numerous household-sized (less than five-gallon) containers of cleaning chemicals and paints were observed in the printing building and warehouse buildings in various other storage cabinets throughout the Site.

The floors under the presses were splattered in ink, however soy-based inks were used not lead based inks.

### *8.4.2 Petroleum Products Storage and Handling*

One diesel tank is located under the diesel generator on the west side of the building. The tank is approximately 75 gallons. The printing press used 15W 40 motor oil for lubrication which was stored on shelves in the press room. During the site visit the motor oil was seen in quart containers not drums. One 5-gallon tote used for gasoline for the lawn mower was seen behind two plastic storage buildings at the rear of the Site.

## **8.5 Solid/Liquid Waste Generation, Storage and Disposal**

Solid wastes from the Site are stored in 4-yard dumpsters in the loading dock area on the rear building. The wastes in the dumpsters are disposed by Waste Management as needed. Drums are used for trash within the manufacturing buildings and are emptied on a regular basis. The Site also stores universal waste in the chemical storage area and labeled used lightbulbs.

## 9.0 SUMMARY OF FINDINGS AND CONCLUSIONS

In accordance with the Tetra Tech and the City of Key West proposal executed on December 3, 2018, Tetra Tech conducted a Phase I ESA of the property located at 3420 Northside Drive, Key West, Florida (the “Site”). The parcel is approximately 1.93-acres in size, and the Site is located on the south side of Northside Drive in the Key West. The general area surrounding the Site consists of Northside Drive, commercial businesses, residential homes and paved parking lots to the north (north of Northside Drive); a church and residential homes to the east; wetlands to the southeast; wetlands to the south; residential apartments and commercial businesses to the west.

Based on a review of available geologic reports for the area, the main soil types found on and around the subject property are Urban lands and clay, both of which are poorly drained. Regional groundwater direction is expected to flow to the north; the local surface water flow is also to the north.

The Phase I ESA identified the following CRECs associated with the Site:

- The Former NAS Zone G- Poinciana Housing has State Institutional Controls in place by way of Land Use Controls due to soil contamination that is still in place.

RECs or historical RECs (HRECs) were not identified associated with the Site.

The presence of designated wetlands on the Site would limit the use of the rear of the Site and the wetlands would need to be preserved.

Additional recommendations can be found in Section 10 of this report.

## **10.0 ADDITIONAL SERVICES**

### **10.1 Radon**

Radon sampling and analysis were not included in the scope of work. However, a limited review of documentation on radon conditions in the vicinity of the Site was performed. According to information provided in the EDR Radius Map report, the Site is located in USEPA Radon Zone 3, where average indoor radon levels are generally less than 4 picoCuries per liter (pCi/L). Site-specific radon testing was not conducted as part of this assessment. The Site representative did state that there are no radon systems in place. The USEPA has established a recommended “action level” of 4 pCi/L for homes and schools and recommends that buildings with radon levels higher than 4 pCi/L should be repaired. Since there is no known safe level of exposure to radon, USEPA also recommends that repairs should be considered for radon levels between 2 pCi/L and 4 pCi/L.

### **10.2 Mold**

Mold sampling and analysis was not included in the scope of work. However, a limited, non-destructive, visual mold assessment was conducted during the Site reconnaissance. Tetra Tech did observe evidence of mold during the Site reconnaissance in air intake screens in the former plate room and on the air conditioning duct work in the warehouse/bindery area.

Mold is naturally occurring and levels of fungi will vary with testing locations and with time. This report was prepared in accordance with generally accepted environmental practice and procedures, the project Scope of Work, and the terms and conditions in the Agreement. Structural areas not assessed as part of the Scope of Work are not covered or commented on in this report. Tetra Tech's comments concerning mold growth do not imply that a complete assessment of mold growth occurred during our performance of the agreed upon scope of work. The assessment stated herein is a professional opinion; no other warranty is expressed or implied. Tetra Tech recommends mold remediation in the former plate room and in the warehouse/bindery area ventilation.

### **10.3 Water Damage and Leaks**

A limited, visual water damage assessment was conducted during the Site reconnaissance. Tetra Tech did observe evidence of water damage and water leaks during the Site reconnaissance on the wall and exterior floor in the former plate room. Evidence of small water leaks were observed in the drop ceiling tiles in the main office area, the former plate room and the printing press bathroom.

### **10.4 Building Damage**

A visual building damage assessment was conducted during the Site Reconnaissance. Tetra Tech did observe evidence of a small hole in the concrete wall in the warehouse outside of the bathroom facility. The damage is considered minimal and most likely a result of the forklift. Also, floor damage in the printing press bathroom and former plate room were observed.

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**3420 Northside Drive**  
**Key West, Florida**

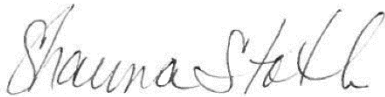
Furthermore, there is severe staining in the printing press room. Tetra Tech recommends that the press be removed and the floors in the printing press room be stripped, cleaned and repaired if necessary.

## 11.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Tetra Tech has performed a Phase I ESA of the property parcel located at 3420 Northside Drive, in Key West, Florida. The scope of the Phase I ESA was consistent with the requirements of ASTM E1527-13 and the City of Key West. The signatures of the Environmental Professionals who performed this Phase I ESA are provided below. The Qualifications for these individuals are provided in *Appendix I*. Tetra Tech declares that to the best of their professional knowledge and belief, they meet the definition of “Environmental Professional” as defined in §312.10 of 40 CFR 312. Tetra Tech has the specific qualifications based on education, training, and experience to assess the subject property. Tetra Tech has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Tetra Tech, Inc.

### PREPARED BY:



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Shauna Stotler  
Environmental Specialist

### REVIEWED BY:



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Lynn Arabia  
Environmental Professional

## 12.0 REFERENCES

### Resources Consulted:

- Environmental Data Resources Inc. (EDR) of Shelton, Connecticut, Regulatory Agency Database Report, dated December 18, 2018.
- EDR Certified Sanborn Map Report, dated December 18, 2018.
- EDR Aerial Photographs, dated December 18, 2018.
- EDR Historical USGS topographic quadrangle maps, dated December 18, 2018.
- EDR City Directories, dated December 21, 2018.
- EDR Vapor Encroachment Screen, dated December 22, 2018.

### Regulatory Agencies Contacted:

- City of Key West, December 12, 2018
- Monroe County, Florida, December 18, 2018.
- Florida Department of Environmental Protection, December 18, 2018.
- Florida Department of Public Health, December 18, 2018.
- United States Environmental Protection Agency, December 18, 2018.

### Documents and Maps:

- ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM Designation E1527-13, 2013.
- National Wetlands Inventory Index Map, United States Fish and Wildlife Service, 2018.

## 13.0 APPENDICES

APPENDIX A –	SITE LOCATION MAP
APPENDIX B –	SELECT SITE PHOTOGRAPHS
APPENDIX C –	EDR REPORT
APPENDIX D –	TAX PARCEL INFORMATION
APPENDIX E –	NATIONAL WETLANDS INVENTORY (NWI) MAP
APPENDIX F –	FEMA NATIONAL FLOOD HAZARD MAP
APPENDIX G –	RECORDS OF COMMUNICATIONS & AGENCY CORRESPONDENCE
APPENDIX H –	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

**APPENDIX A**

**SITE LOCATION MAP**



**APPENDIX B**

**SITE PHOTOGRAPHS**

**APPENDIX C**  
**EDR REPORTS**

**APPENDIX D**

**TAX PARCEL INFORMATION**

**APPENDIX E**

**NATIONAL WETLANDS INVENTORY (NWI) MAP**

**APPENDIX F**  
**FEMA FLOOD RATE MAP**

## **APPENDIX G**

### **RECORDS OF COMMUNICATIONS & AGENCY CORRESPONDENCE**

## **APPENDIX H**

### **QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS**