

June 30, 2011 090213-0100

Ms. Ashley Keough
Gulf Power
One Energy Place
Pensacola, Florida 32520

Re: Phase I Environmental Site Assessment (ESA) Summary

Celia Site

John Castleberry Parcel

1571 Cox Road

McDavid, Escambia County, Florida

Dear Ms. Keough:

Environmental Consulting & Technology, Inc. (ECT) has conducted a phase I ESA of the property referred to as the John Castleberry parcel, an approximately 35.39-acre property located at 1571 Cox Road in unincorporated (McDavid) Escambia County, Florida, 32568. The assessment consisted of a review of historic aerial photographs and topographic maps, a review of regulatory agency databases to determine if the subject and adjacent properties have been inspected by regulatory agency personnel, and a site inspection. This letter summarizes the findings of the phase I ESA.

#### **SUMMARY**

The subject property is accessed from an unpaved driveway at the southeastern corner of the property, off of Cox Road, approximately ¾-mile to the northwest of the intersection of Cox and Holland Roads. Cox Road defines the eastern boundary of the subject property. There is an unimproved roadway parallel to the southern property boundary, along the northern portions of the southern adjacent properties. Residences are located on the northern and southern adjacent properties. The surrounding properties are primarily wooded, with scattered residences located in the site vicinity. Figure 1 is a site vicinity map and Figure 2 is a site map.

The Escambia County Property Appraiser information (Attachment A) identifies the address of the John Castleberry property as 1571 Cox Road. The subject property is irregular in shape, but approximately rectangular, and is primarily developed with a residence, a barn, and several smaller outbuildings. The northern portion of the subject property is planted with pine trees, the eastern portion of the subject property is in use as pasture for cattle, the western portion of the subject property is wooded, and the central and southern portions of the site are developed with the residence, barn, and outbuildings.

1408 North Westshore Blvd., Suite 115 Tampa, FL 33607

> (813) 289-9338

P. Phase I Phase I kak Escambia County Phase I Addenda Castleberry, John Phasel Sum. doc

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The review of historic topographic maps and historic aerial photographs indicates that the first development of the subject site is apparent in the 1997 aerial photograph. The Escambia County Property Appraiser information indicates that the onsite residence was built in 2000. According to the property owner, there was previously a mobile home located to the east of the onsite residence. As early as 1941, Cox Road is apparent along the eastern boundary of the subject property, and the eastern portion of the site is cleared as part of a larger field that includes the northern and southern adjacent properties. Two small structures are visible near the southeastern corner of the subject property, and one small structure is visible on the north-central portion of the site in the 1958 aerial photograph. The subject and adjacent properties appear developed with their current uses in the 1997 aerial photograph. Figures 3 through 10 are copies of the 1941, 1951, 1958, 1965, 1970, 1981, 1997, and 2007 aerial photographs, respectively.

The database search report prepared by FirstSearch Technology Corporation indicated that the subject property is not listed on any of the databases. None of the adjacent properties is listed on any of the databases. There are no offsite facilities that are likely to pose a threat to the environmental condition of the subject property. The database report has been provided in previous reports and is available upon request.

A review of available city directories, conducted at the West Florida Geneology Library, in Pensacola, Florida, indicates that the subject property address is listed as "Not Verified" in the 2003 city directory, the most recent available. The subject property address was not listed in any of the previous directories available.

The onsite investigation observed a mobile home residence, a barn, open and enclosed sheds, cattle pens, and pig pens. The onsite residence is heated with propane. Cooling for the onsite residence is electrical. The residence is connected to an onsite septic system. The onsite residence was previously supplied potable water by an onsite well, but the well was capped in 2004, and the residence is currently connected to the municipal potable water supply. The property owner indicated that there was previously a septic system associated with a mobile home in the northern portion of the site, prior to his purchase of the site approximately 15 years ago.

Two sheds are located in the southeastern portion of the subject property, near the cattle pens. Several (<10) 55-gallon drums were observed around the perimeter of the sheds. Visible soil staining was observed at the base of two adjacent drums. Other miscellaneous debris was observed in and around the cattle pen area. Wooden poles were observed stored along the southern property boundary, between the residence and the cattle pen area. The wood appeared to be treated (creosote) and a noticeable odor was detected in the vicinity. There is a covered drum storage area located to the southwest of the barn. The drums are used for fueling tractors. The drums are stored on wooden pallets beneath a covered awning. Some staining was observed on the pallets. Debris was observed throughout the central portions of the property (residence, barn, and pig pen



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areas), consisting primarily of household items. The interior of the barn was inaccessible at the time of the site visit, due to the amount of stored materials. Drums, gasoline cans, and other miscellaneous materials were observed in the barn interior. A pole-mounted transformer (PMT) was observed near the barn in the south-central portion of the site. The PMT appeared relatively new and in good condition, with no evidence of leaks. Another PMT was observed along Cox Road, near the northeastern corner of the subject property. This PMT also appeared relatively new and in good condition, with no evidence of leaks. Although not observed at the time of the site visit, a pile of debris was previously noted in the southern portion of the subject property, which juts across the unpaved roadway along the southern property boundary (see Figure 2). The debris consisted primarily of household items.

ECT personnel conducted an interview with Mr. John Castleberry, current owner of the subject property. Mr. Castleberry stated that he had owned the property for approximately 15 years. Mr. Castleberry stated that the property had previously been part of a farm. Mr. Castleberry stated that there was never a cattle dipping vat onsite, and that since he has owned the property, all of his cattle are free-range, and no pesticides, herbicides, cattle spraying, worming chemicals, or other products are used onsite. Mr. Castleberry stated that he sometimes burns trash onsite, but that no other dumping, burial, or burning activities are conducted onsite. Mr. Castleberry stated that there was previously a mobile home and septic system in the northern portion of the site, but the mobile home was removed prior to his purchase of the property. Mr. Castleberry stated that there was previously a barn located onsite, which was removed prior to his purchase of the property.

#### **CONCLUSIONS AND RECOMMENDATIONS**

ECT has performed a phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of the above referenced property at 1571 Cox Road in unincorporated (McDavid) Escambia County, Florida. Based on the results of the phase I ESA investigations, there is a recognized environmental condition associated with the dumped/stored materials observed. The following areas present specific concerns: treated wood observed along the southern property boundary; soil staining observed at the base of two adjacent drums near a shed in the cattle pen area; and, staining observed on the pallet beneath the fueling drums southwest of the barn. Additional concerns are presented by the contents in the interior of the barn, and the debris observed in the southern portion of the subject property. ECT recommends supervised removal of the solid waste. Any potentially hazardous or deleterious materials should be identified, with particular emphasis on recording the information on the labels of any retrieved containers.

At the completion of the removal of the solid waste, soil samples should be collected in the areas and at the depth most likely to detect impact as part of a phase II ESA. Based on the investigations to date, it is recommended that shallow (upper 6 to 12 inches) and deeper (approximately 2 feet below land surface) soil samples should be collected in the



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five areas of concern, as outlined below:

- Area of soil staining beneath two adjacent drums near the sheds in the cattle pen area in the southeastern portion of the site (one sample);
- Beneath the stained pallets of the covered fuel drum storage area located to the southwest of the barn in the south-central portion of the site (one sample from beneath the most heavily stained area);
- Beneath the treated wood logs located along the southern property boundary between the residence and the cattle pen area (one to two samples);
- Beneath the debris pile located on the southern portion of the site, across the unpaved roadway along the southern boundary (up to three samples); and,
- In the interior portion of the barn (up to four samples).

The soil samples should be laboratory analyzed for volatile organic compounds by U.S. Environmental Protection Agency (EPA) method 8260, semi-volatile organic compounds by EPA method 8270, total petroleum hydrocarbons by the FL-PRO method, and for the Priority Pollutant metals (antimony, arsenic, beryllium, cadmium, chromium, copper, lead, mercury, nickel, selenium, silver, thallium, and zinc).

### **CLOSURE**

We have appreciated this opportunity to be of service. If you should have any questions, please contact either of the undersigned at (813) 289-9338.

Sincerely,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

Darren L. Stowe, LEP

Project Manager

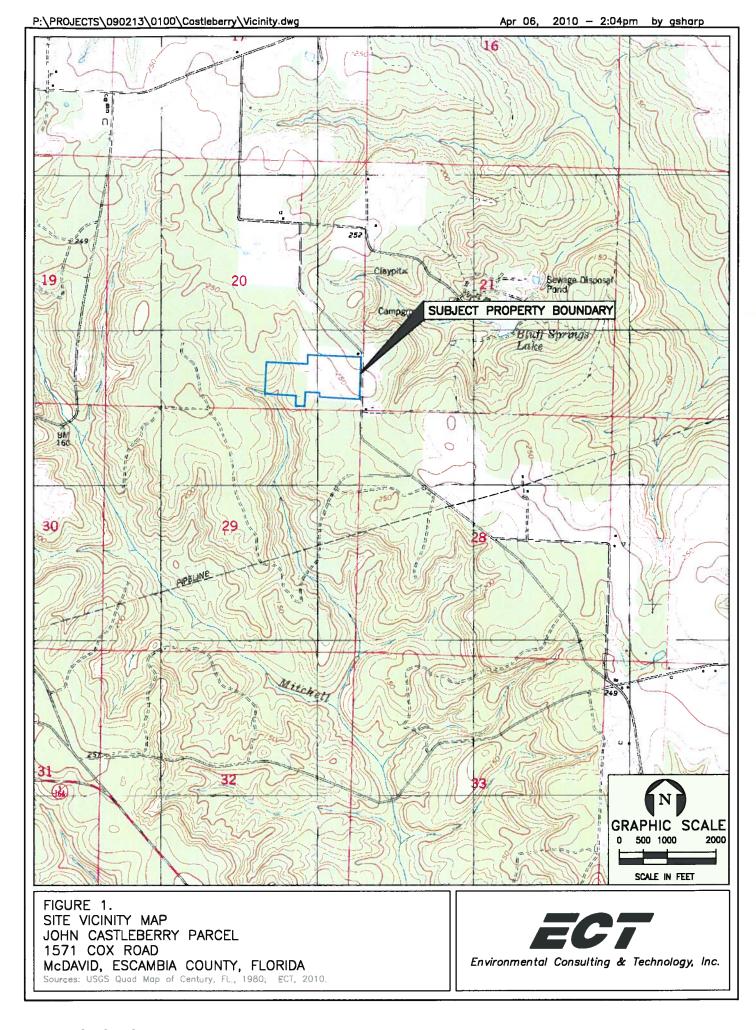
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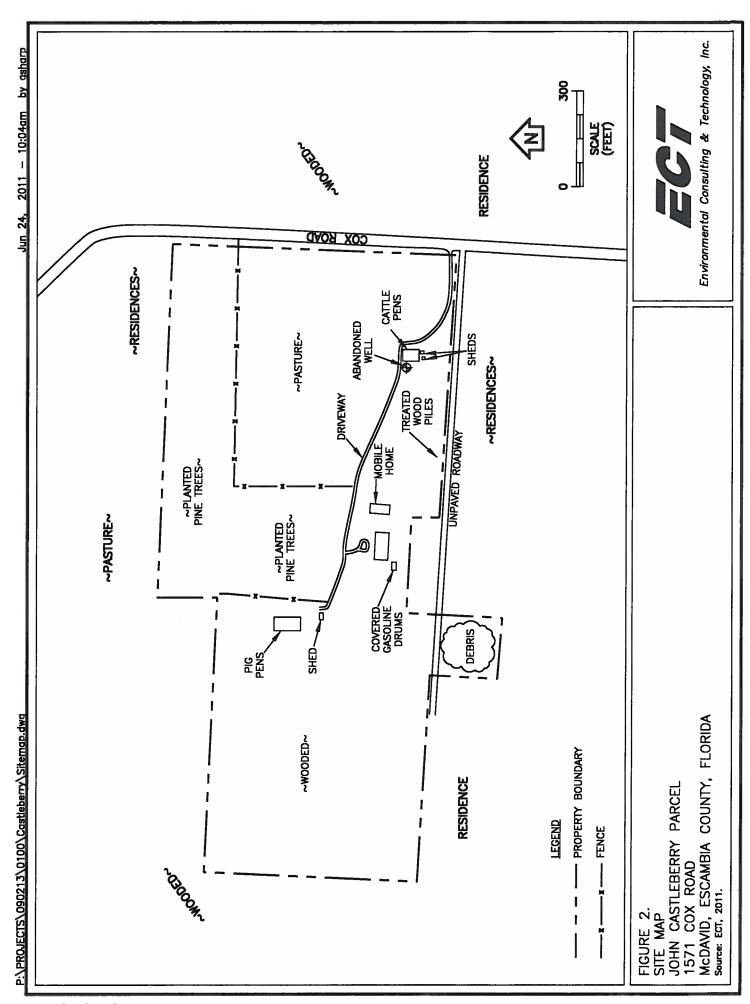
Attachments

Katy Kitanovski, LEP Senior Associate Scientist



**FIGURES** 





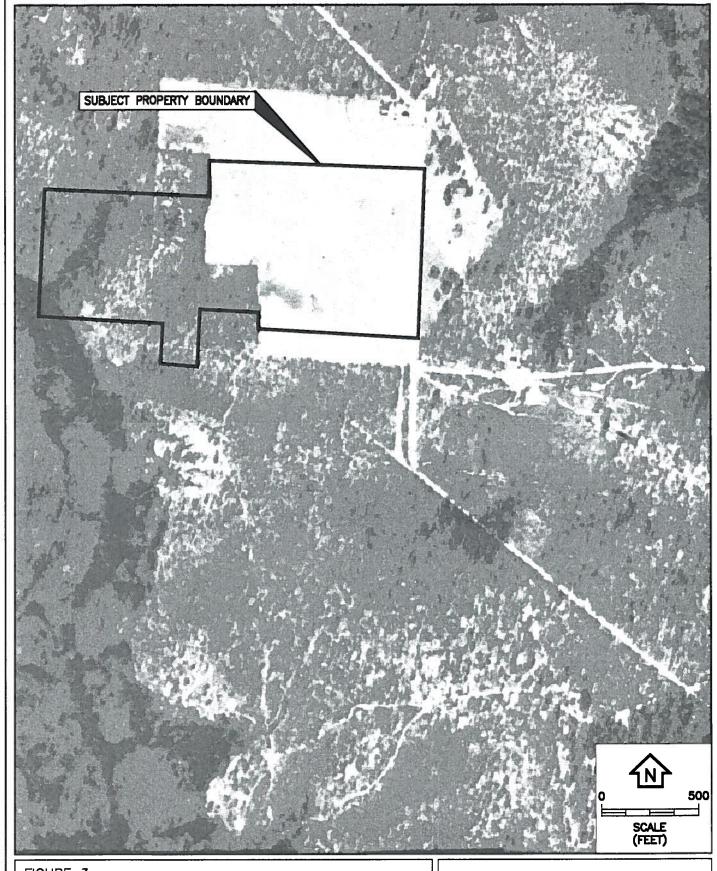


FIGURE 3.

1941 AERIAL PHOTOGRAPH
JOHN CASTLEBERRY PARCEL
1571 COX ROAD
McDAVID, ESCAMBIA COUNTY, FLORIDA
Sources: Escambia County Aerial Photograph, Fl., 1941; ECT, 2010.

ECT

FIGURE 4.

1951 AERIAL PHOTOGRAPH
JOHN CASTLEBERRY PARCEL
1571 COX ROAD
McDAVID, ESCAMBIA COUNTY, FLORIDA
Sources: Escambia County Aerial Photograph, Fl., 1951; ECT, 2010.

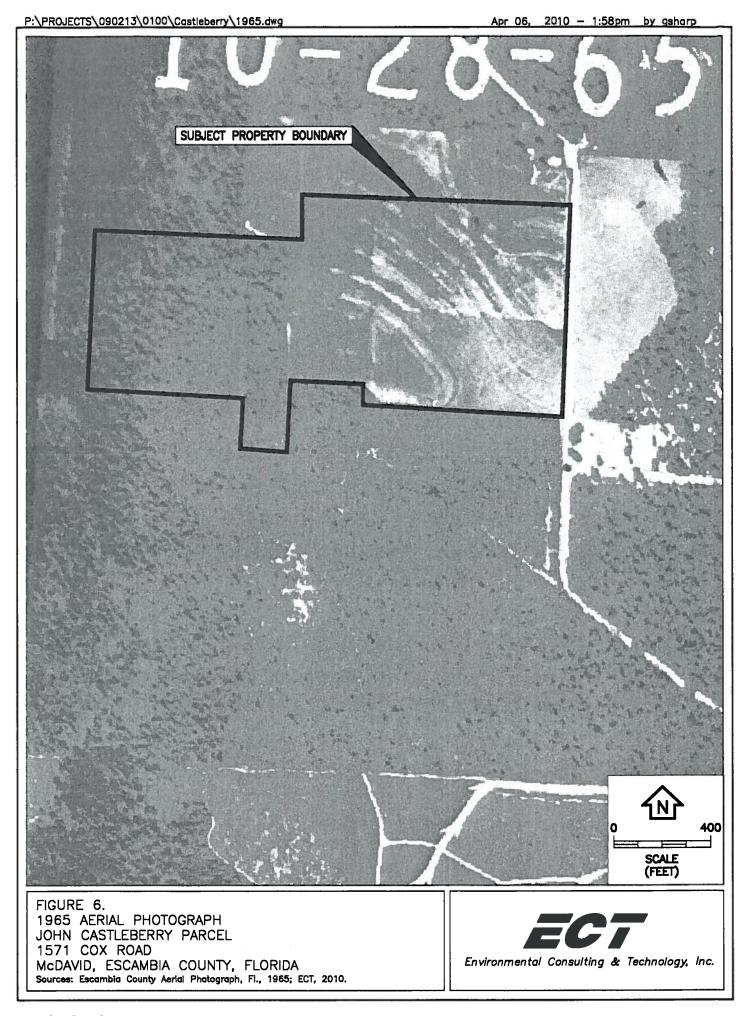


FIGURE 5.

1958 AERIAL PHOTOGRAPH
JOHN CASTLEBERRY PARCEL
1571 COX ROAD
McDAVID, ESCAMBIA COUNTY, FLORIDA
Sources: Escambia County Aerial Photograph, Fl., 1958; ECT, 2010.

**ECT** 

SCALE (FEET)



1970 AERIAL PHOTOGRAPH
JOHN CASTLEBERRY PARCEL
1571 COX ROAD
McDAVID, ESCAMBIA COUNTY, FLORIDA
Sources: Escambia County Aerial Photograph, Fl., 1970; ECT, 2010.

FIGURE 8.
1981 AERIAL PHOTOGRAPH
JOHN CASTLEBERRY PARCEL
1571 COX ROAD
McDAVID, ESCAMBIA COUNTY, FLORIDA

Sources: Escambia County Aerial Photograph, Fl., 1981; ECT, 2010.

ECT

SCALE (FEET)

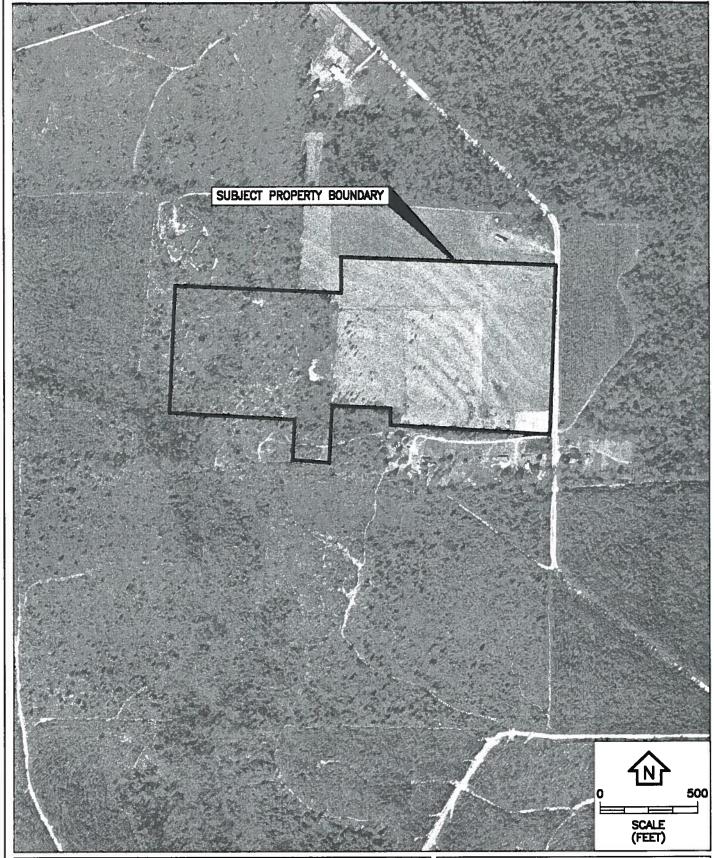


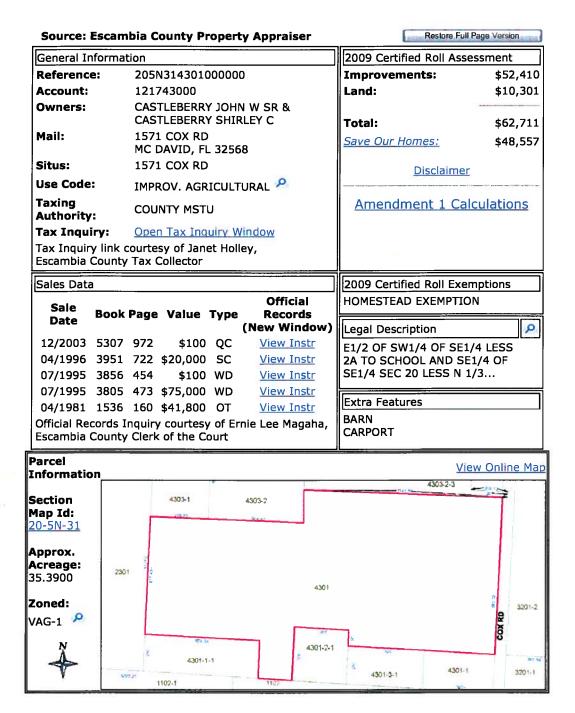
FIGURE 9.
1997 AERIAL PHOTOGRAPH
JOHN CASTLEBERRY PARCEL
1571 COX ROAD
McDAVID, ESCAMBIA COUNTY, FLORIDA
Sources: Escambia County Aerial Photograph, Fl., 1997; ECT, 2010.

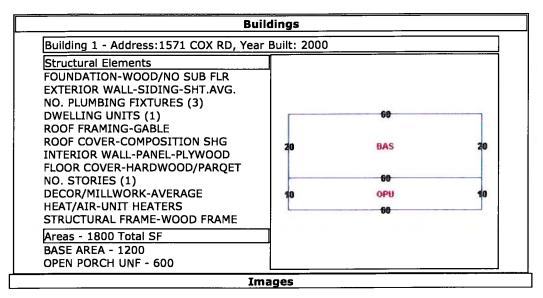
ECT

McDAVID, ESCAMBIA COUNTY, FLORIDA

Sources: Escambia County Aerial Photograph, Fl., 2007; ECT, 2010.

# ATTACHMENT A PROPERTY APPRAISER REPORT





None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

## Escambia County Property Appraiser 205N314301000000 - Full Legal Description

E1/2 OF SW1/4 OF SE1/4 LESS 2A TO SCHOOL AND SE1/4 OF SE1/4 SEC 20 LESS N 1/3 OR 3856 P 454 LESS OR 1818 P 250 WIGGINS LESS OR 2223 P 101 COMALANDER LESS OR 2190 P 117 COMALANDER LESS OR 2608 P 717 COMALANDER AND BEG AT SE COR OF SEC N 0 DEG 59 MIN 36 SEC W ALG E LI 876 90/100 FT FOR POB CONT N 0 DEG 59 MIN 36 SEC W ALG E LI 223 72/100 FT N 89 DEG 40 MIN 42 SEC W 1141 88/100 FT S 0 DEG 46 MIN 1 SEC E PARL TO W LI OF E 1/2 OF SW 1/4 223 70/100 FT S 89 DEG 40 MIN 42 SEC E 1142 77/100 FT TO E LI OF SEC & POB AND BEG AT SE COR OF SEC N 0 DEG 59 MIN 36 SEC W ALG E LI OF SEC 872 45/100 FT FOR POB CONT N 0 DEG 59 MIN 36 SEC W ALG E LI 14 89/100 FT N 88 DEG 12 MIN 9 SEC W 1143 67/100 FT S 0 DEG 46 MIN 1 SEC E 58 84/100 FT N 89 DEG 35 MIN 43 SEC E 1142 60/100 FT TO POB OR 3951 P 722 LESS 4888 P 1692 RD R/W AND ALSO BEG AT PT ON S LI OF SEC 4321 FT FROM SW COR OF SEC N AT A VARIATION OF 2 DEG 55 MIN MAGNETIC 1909 300 FT E 300 FT S 300 FT W ALG S LI 300 FT TO POB OR 3805 P 473 OR 3856 P 454 OR 5307 P 972 LESS OR 2190 P 117 COMALANDER LESS OR 2608 P 717 COMALANDER



PLEASE NOTE This product has been compiled from the source data of the Inter-Local Mapping and Geographic Information Network (IMAGINE) project of Escambia County. The ESCAMBIA COUNTY PROPERTY APPRAISER I-MAP Service is for reference purposes only and not to be considered as a legal document or survey instrument. Relying on the information contained herein is at the user's own risk. We assume no liability for any use of the information contained in the I-MAP Service or any resultant loss.



3/3/2010

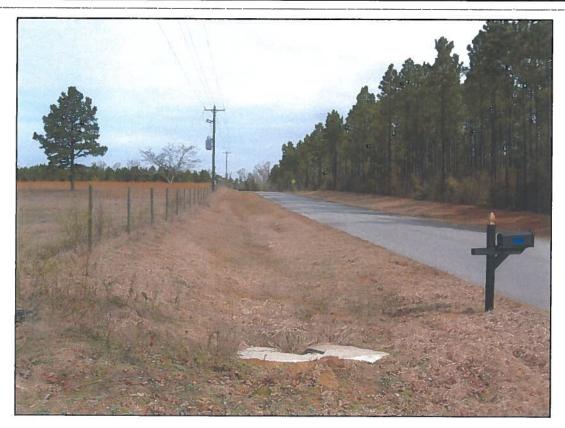
**SITE PHOTOGRAPHS** 



Photograph No. 1. View of the onsite residence located at 1571 Cox Road in unincorporated (McDavid) Escambia County, Florida.



Photograph No. 2. View, looking west, of the driveway off Cox Road at the southeastern corner of the subject property.



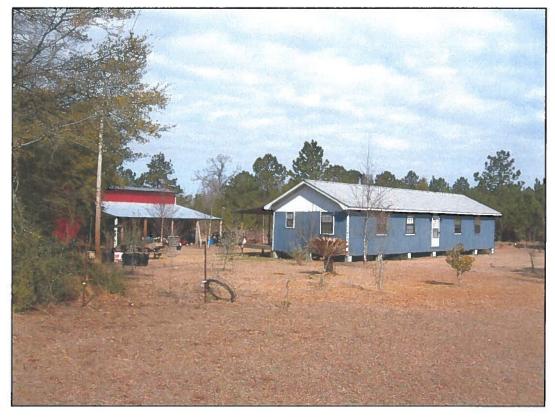
Photograph No. 3. View, looking north, of the eastern boundary of the subject property, along Cox Road.



Photograph No. 4. View, looking southwest, of the pasture located on the eastern portion of the subject property.



Photograph No. 5. View, looking east, of the northern boundary of the subject property.



Photograph No. 6. View, looking northwest, of the residence and barn located on the south—central portion of the subject property.



Photograph No. 7. View of pig pens located on the central portion of the subject property.



Photograph No. 8. View of a feeder/hunt plot located on the western portion of the subject property.



Photograph No. 9. View, looking no

View, looking northeast, of the cattle pens located on the southeastern portion of the subject property.



Photograph No. 10.

View of a shed located near the cattle pens on the southeastern portion of the subject property.



Photograph No. 11.

View of covered drum storage located to the southwest of the barn.



Photograph No. 12. View of garden to the north of the barn.



Photograph No. 13. View of tires used for plants to the west of the garden area.



Photograph No. 14. View of a burn pile located near the onsite residence.



Photograph No. 15.

View of a burn pile observed near the onsite residence.



Photograph No. 16.

View of a burn barrel observed near the sheds near the cattle pens.



Photograph No. 17. View of treated wood observed near the southern boundary of the subject property.



Photograph No. 18.

View of stained soil observed beneath two drums located adjacent to one of the shed located near the cattle pens on the southeastern portion of the subject property.



Photograph No. 19.

View of drum observed near the sheds in the cattle pen area.



Photograph No. 20. View of drum and debris observed in the cattle pen area.



Photograph No. 21.

View of items observed in the cattle pen area.

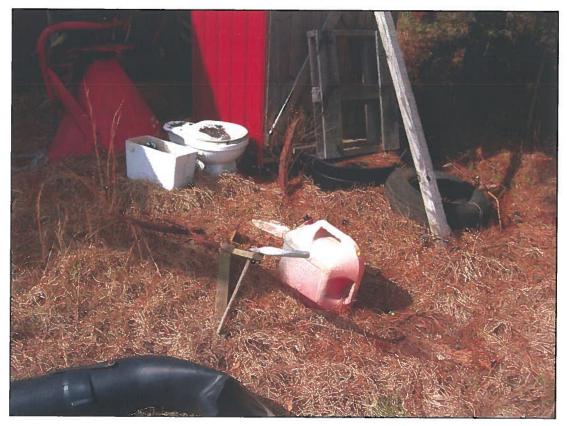


Photograph No. 22. View of items observed in the cattle pen area.

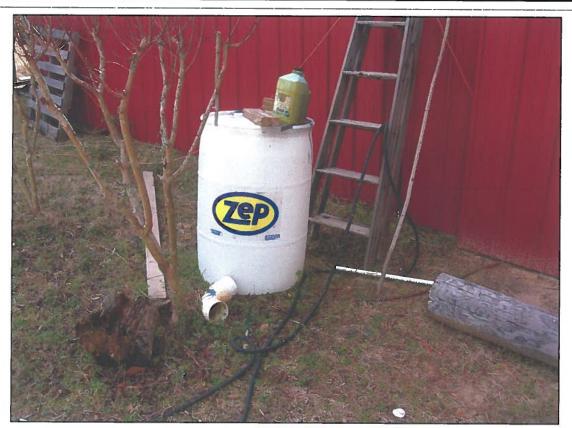


Photograph No. 23.

View of items observed in the cattle pen area.



Photograph No. 24. View of items observed around the barn.

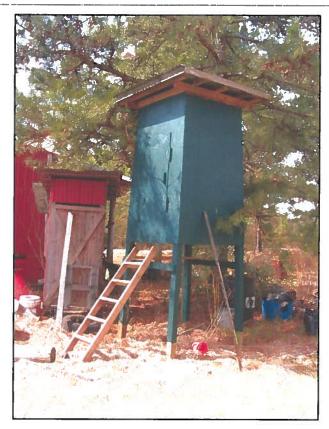


Photograph No. 25.

View of items observed around the barn.



Photograph No. 26. View of items observed around the barn.

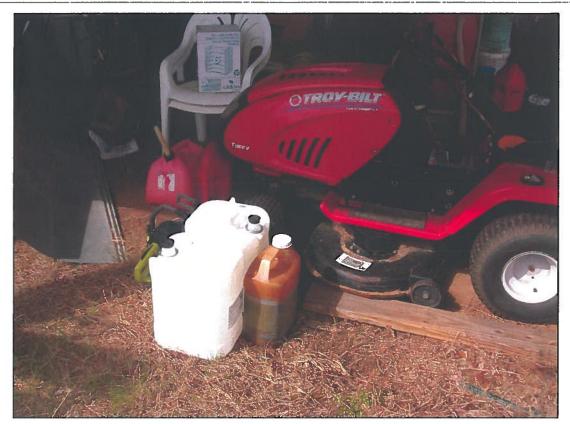


Photograph No. 27.

View of items observed around the barn.

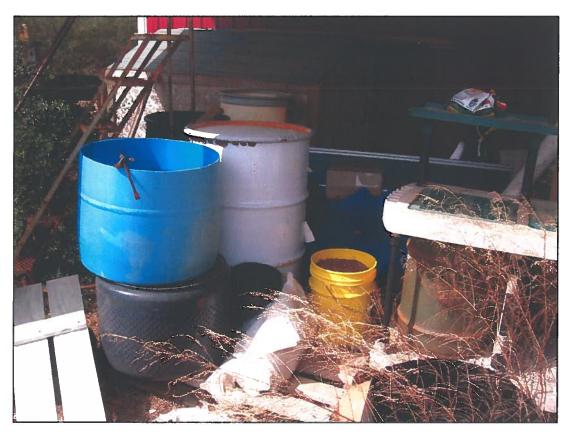


Photograph No. 28. View of items observed around the barn.



Photograph No. 29.

View of items observed around the barn.



Photograph No. 30.

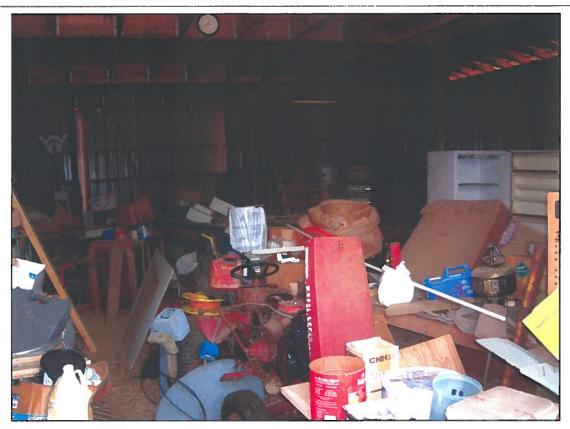
View of items observed around the barn.



Photograph No. 31. View of items observed around the barn.

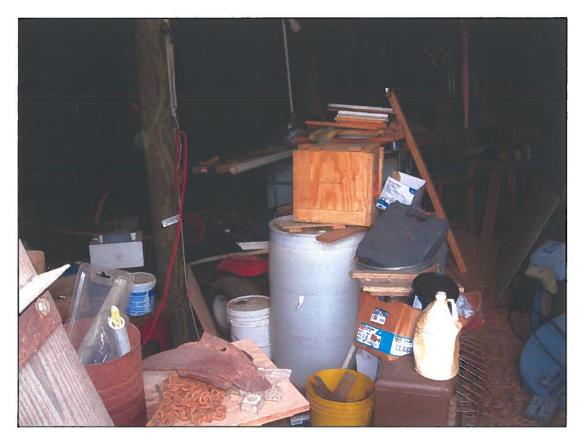


Photograph No. 32. View of items observed around the barn.



Photograph No. 33.

View of the barn interior.

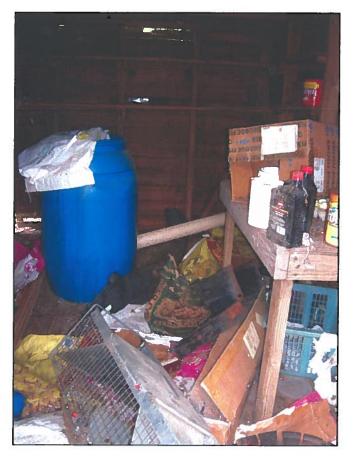


Photograph No. 34. View of the barn interior.



Photograph No. 35.

View of the barn interior.



Photograph No. 36.

View of the barn interior.



Photograph No. 37.

View of items observed in the pig pen area.



Photograph No. 38. View of items observed in the pig pen area.