

# APPENDIX D

*Phase 1 Environmental Site Assessment*

# Pendleton County Public Service District

## Sandy Ridge Water Extension

### Phase I Environmental Site Assessment

Prepared by:



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## APPENDIX

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## **1.0 Executive Summary**

The Pendleton County Public Service District is proposing to design and construct a water line extension project along County Routes 2/2 and 25 from the Dry Run Spring area, due south of Franklin, West Virginia, to just east of the Moatstown community in Sugar Grove, West Virginia. This project would service the surrounding neighborhoods and will provide potentially 65 customers with reliable, safe drinking water. These customers are located in an area of West Virginia where constructing wells is significantly more challenging, due to the geology of the region preventing predictable aquifers. The community of Moatstown has especially pushed for water service from Pendleton County PSD over the years.

The proposed project would include two booster stations, a 24,000-gallon storage tank, and approximately 37,600 linear feet of water line. It will be funded, in total, through a West Virginia Infrastructure and Jobs Development Council Grant (WVIJDC) and a partnership with the US Army Corps of Engineers (USACE) through its Section 571 program. The project will be broken into two separate contracts: one covering the installation of the water storage tank, and another covering the booster station and water lines.

Cerrone Associates, Inc., as the design and consulting engineers for this proposed project, was asked to conduct a Phase I Environmental Site Assessment on the project area. The purpose of the Phase I ESA is to provide information regarding recognized environmental conditions (RECs) that could affect soil and groundwater quality at the project site as well as adjacent sites. This report includes record reviews, site reconnaissance, and interviews.

This Assessment has revealed no direct evidence of recognized environmental conditions in connection to the project area.

## 2.0 Introduction

Cerrone Associates, Inc. conducted this Phase I ESA on the Sandy Ridge and Moatstown neighborhoods in Pendleton County, WV under its consulting agreement for the water line extension project located at the same project area.

### 2.1 Purpose

The Phase I ESA was performed in general conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Designation: 1527-13: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or “LLPs”): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as define at 42 U.S.C. §9601(35)(B). Controlled substances are not included within the scope of this standard. The goal of the Phase I process is to identify recognized environmental conditions (RECs). ASTM defines RECs as:

“The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative or 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 recognized environmental conditions.*

In addition to RECs, controlled recognized environmental conditions (CREC) and Historical recognized environmental conditions (HREC) may also be identified as part of this assessment.

ASTM defines a CREC as:

“A REC resulting from a past release of hazardous substance or petroleum products that has been addressed to the satisfaction of the applicable 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).”

ASTM defines a HREC as:

“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).”

In congruence with identifying RECs, CRECs, and HRECs, de minimis conditions were also evaluated. According to ASTM standards, a de minimis condition does not generally present a threat to human health or the environment and that generally would not be the subject to enforcement action if brought to the attention of the appropriate governmental agency. Conditions determined to be de minimis are not recognized environmental conditions nor controlled recognized environmental conditions.

## **2.2 Detailed Scope of Services**

In accordance with ASTM Standard E 1527-13, the Phase I ESA performed by Cerrone Associates, Inc. consisted of the following four components:

- Records review.
- Site reconnaissance.
- Interviews.
- Evaluation and preparation of Phase I ESA report.

The Phase I ESA does not include any testing or sampling of materials (for example, air, soil, water, building materials).

### *Records Review*

The records review included a review of federal, state, and local government records and historical sources in order to identify RECs and to identify previous uses of the Property and surrounding area in order to determine the likelihood that these past uses may have resulted in RECs in the project area. The records review is summarized in Section 5.0.

### *Site Reconnaissance*

The site reconnaissance included a visual and physical inspection of the project area and visual observations of adjoining properties in order to identify RECs. This does not include sampling or testing of any material. The site reconnaissance is summarized in Section 6.0.

### *Interviews*

Interviews were conducted with past owners, key site manager, operators, and/or occupants to the extent that they have been identified to identify RECs. Select state and/or local agency officials were also interviewed. The objective of the interviews was to obtain information not otherwise available through other sources about current and historical property uses that may pose RECs. Information obtained during interviews is summarized in Section 7.0.

### *Evaluation and Preparation of Phase I ESA Report*

An evaluation of the findings obtained as a result of the above tasks, and a formulation of conclusions regarding the potential presence of RECs identified during the Phase I ESA, shall be presented in the Phase I ESA report. The report shall include appropriate documentation to support the findings, opinions, and conclusions of the Phase I ESA. The Phase I ESA report shall include those matters required to be included in the report pursuant to various provisions of ASTM E 1527-13.

## **2.3 Special Terms, Conditions, and Significant Assumptions**

It is assumed that the purpose of this Phase I ESA is to qualify the user for an LLP to CERCLA liability and to determine the presence of RECs on the project area. The possible contaminants of concern considered in this assessment include those listed under CERCLA and petroleum products.

## **2.4 Limitations and Exceptions**

Cerrone Associates, Inc. completed this Phase I ESA in general conformance with the ASTM Designation: E 1527-13 standard practice and made appropriate inquiry consistent with good commercial or customary practice. The results of this Phase I ESA are based upon professional interpretation of the practically reviewable and reasonably ascertainable information available to Cerrone, given the time and budget constraints of this project. Cerrone has assumed that information provided by the cited references is factual, complete, and correct. Cerrone does not warrant that this report represents an

exhaustive study of all possible environmental concerns at the project area. Data gaps were evaluated through the process of completing this report and the following gaps were identified.

## **2.5 Considerations Beyond Scope**

This Phase I ESA is strictly limited to the scope set forth in Section 2.2. Certain environmental conditions may exist on a property that is beyond the scope of this Phase I; however, they may warrant consideration. The need to include an investigation of any such conditions not included in the scope of services described in this report should be evaluated based upon, among other factors, the nature of the property and the reasons for performing the assessment.

## **2.6 Contractual Agreement**

Cerrone Associates, Inc., the consultant engineering firm retained by the Pendleton County PSD, conducted the Phase I ESA.

## **2.7 User Reliance**

This Phase I ESA is certified to and can be used by the Pendleton County PSD. This report may be unsuitable for other uses, and reliance on its contents by anyone other than the Pendleton County PSD is done at the sole risk of the user.

### **3.0 Property Description**

#### **3.1 Property Location and Legal Description**

The project area encompasses the entirety of Sandy Ridge Road (County Route 2/2) and the Moatstown community. This area starts near the end of Thorn Creek, right before it enters the South Branch Potomac River, and ends just east of the Moatstown community along Moyers Gap Road (County Route 25). The vast majority of the project will consist of underground water line work within West Virginia Division of Highways Rights-of-Ways. Sixty five (65) parcels, however, will be directly impacted by the installation of this water line extension. This assessment will encompass the entirety of the project area, but will focus on three parcels where permanent aboveground structures will be constructed. These three separate parcels (The Properties) will house the storage tank site as well as the two booster stations. These sites will be surveyed, parceled, and sold to the District. The booster station sites will measure approximately 40 ft. by 40 ft. and the storage tank site will measure approximately 100 ft. by 100 ft. However, for the purpose of this assessment, each existing parcel will be researched in its entirety. A full list of parcels can be found in Appendix A.

The first parcel (Lower Booster Property) is located at the intersection of Thorn Creek Road (County Route 20) and Dry Run Road (County Route 23). The second parcel is located approximately 1.3 miles southwest along Sandy Ridge Road. The third is located on a ridge overlooking the intersection of Sandy Ridge Road and Moyers Gap Road. Property Maps and Tax Maps of the project area are also located in Appendix A.

Property 1 (Lower Booster Property):

Tax Parcel: 36-03-0039-0013-0000

Legal Description: 491.60 ACRES; BLACK THORN (MB8 PG 86)

Property 2 (Upper Booster Property):

Tax Parcel: 36-03-0043-0009-0000

Legal Description: 21 ACS--UND 1/4 INT; SANDY RIDGE

Property 3 (Tank Property):

Tax Parcel: 36-06-0014-0017-0002

Legal Description: 48.6; JACK MTN

### **3.2 Property and Vicinity General Characteristics**

The project area is zoned a mix of residential and farmland. The Lower Booster Property and Upper Booster Property are currently zoned as residential. The Tank Property is zoned as farmland.

### **3.3 Current Use of the Property**

The Lower Booster Property is an open area on the side of Thorn Creek Road. The Upper Booster Property is lightly covered in woodland along the side of Sandy Ridge Road. The Tank Property is located on a ridge at the border of pastureland and wooded area. None of the properties have been utilized in the past in any permanent capacity.

### **3.4 Description of Structures, Roads, Other Improvements on the Property**

The Lower Booster Property is cleared, but the Upper Booster Property would require clearing approximately 1,600 ft<sup>2</sup> of trees along the road, or an estimated twenty five (25) young growth hardwoods of varying DBH (Diameter at Breast Height). The Tank Property would be approximately 10,000 ft<sup>2</sup> in area, but in already cleared pastureland. All Properties have access to electrical service.

### **3.5 Current Uses of Adjoining Properties**

Both Booster Properties are alongside the road in a rural area, surrounded by wooded areas, fields, and few residences. The surrounding properties are either zoned residential or farmland. The Tank Property is surrounded farmland as well as some small sections of residential.

## **4.0 User Provided Information**

Direct communication has occurred with the current owners of the three parcels listed above. This culminated with the three separate landowners (Benjamin Glover, Ellen Reed Burnett, and Richard and Kitty Ann Carson) answering environmental questionnaires about their property as well as the project area.

Cerrone also reached out to the Pendleton County Assessor, Sandie Smith, who was also able to provide some feedback on the project area. Communication also occurred with the Public Service District, including Tammy George as well as the current Board, but they were not able to confidently speak towards the environmental history of the project area. Please see appendix D for questionnaires filled

out via telephone interviews with the landowners. Appendix D also includes email correspondence with the Assessor.

## **5.0 Records Review**

### **5.1 Standard Environmental Record Sources**

Cerrone Associates, Inc. performed a records search on the Sandy Ridge Road neighborhood utilizing several federal, state, and local resources, including: EPA's National Priorities List, Brownfields and Land Revitalization Grants, NEPAAssist, and Underground Storage Tanks (USTs) Finder as well as USGS Topography maps, Aerial photography, Historical Maps, and Tax maps. Additional information is provided below and supporting documentation is included in Appendix E

- 1 Mile Radius from The Properties:
  - One REC
    - Hanover Shoe Company Franklin Plant. This plant is on the NEPAAssist as a Hazardous Waste (RCRA) site. However, the plant closed in 1994 and the most recent regulatory documents showed that it was in compliance up until 1999, when it was no longer inspected.
      - It is not considered a risk.
- Greater than 1 Mile from The Properties:
  - Several REC's
    - Farmland several miles away that has facilities on site to work on equipment. The EPA considers it a source of hazardous material, but it is almost 3 miles away and on the other side of the South Branch Potomac River.
      - It is not considered a risk.
    - City of Franklin. This has several sources of hazardous materials or UST's, including mechanic shops, dry cleaners, and other common businesses that deal with hazardous material.
      - It is not considered a risk.

Based on the information above and in Appendix E, none of the additional sites identified are expected to have a negative impact on the soil or ground water quality at The Property or for the greater Sandy Ridge Road neighborhood.

## **5.2 Vapor Encroachment Screening**

There are no vapor concerns for The Properties or the Sandy Ridge Road neighborhood from the listed above.

## **5.3 Additional Environmental Record Sources**

The following additional data was reviewed to determine historical and current land ownership use:

- West Virginia Property Viewer website
- Benjamin Glover – Tank Property Owner
- Richard Carson – Upper Booster Station Property Owner
- Ellen Burnett – Lower Booster Station Property Owner
- Interview with Pendleton County Assessor Sandie Smith
- Pendleton County Tax Maps
- FOIA (Freedom of Information Act) request of information through the WVDEP

## **5.4 Physical Setting Source(s)**

The following was reviewed to determine the physical setting of The Properties and the Sandy Ridge Road neighborhood.

- USGS Topography Map
- Pendleton County GIS
- Historical Maps

The Lower Booster Property is adjacent to Thorn Creek before it flows to the South Branch Potomac River. The land is relatively flat between two steep ridges and this section of Thorn Creek where the water line will run alongside falls in elevation from 1820' to 1800'.

The Upper Booster Property is almost at the peak of Sandy Ridge, alongside the road of the same name. The land is flat and lightly wooded, with a hillside behind the property quickly dropping off in elevation from 2240' to 2100' in the valley below.

The Tank Property sits near the top of a hill at elevation 2967' overlooking the intersection of Sandy Ridge Road and Moyers Gap Road over 200 feet below. It sits along the border of an existing cow

pasture and lightly wooded forest.

## **5.5 Historical Use of the Property**

The Lower Booster Property is part of a larger parcel separated from Thorn Creek and Thorn Creek Road (County Route 23) by a steep embankment. There is a residence on top of the embankment, with a driveway access approximately 400 feet down the road. This residence was constructed in 2014, but the section of the parcel that the booster station will be built on has not historically had any structures on it.

The Upper Booster Property has not historically had any construction on it. It is lightly wooded, bordered between Sandy Ridge Road and a power line right of way descending into the valley.

The Tank Property has historically been utilized as pastureland. The Property was never built on and left as an open parcel.

## **5.6 Historical use Information of Adjoining Properties**

The Lower Booster Property is located between Thorn Creek and Thorn Creek Road, a small strip of flat land in a valley between two steep embankments. As such, it is surrounded by few houses and large tracts of forest classified as residential. Historically, no known structures of any import have ever been constructed in the area.

The Upper Booster Property is located at the top of Sandy Ridge, along Sandy Ridge Road. There are a small number of private residences, but for the most part the parcels of wooded areas around the property have never had any construction on them.

The Tank Property is surrounded by cow pasture and other farmland, with some thin woodlands. Private residences area scattered around the area, becoming more prevalent closer to Sandy Ridge Road. A small cemetery is located halfway up the hill toward the tank site. This cemetery is located 500 feet away from the project scope and will not be impacted. Besides the few private residences, no construction has occurred in the area.

## **6.0 Site Reconnaissance**

### **6.1 Methodology and Limiting Conditions**

The sites were visited to identify RECs not found in the records search. No other RECs were discovered.

### **6.2 General Site Setting**

The Properties are located in rural areas of Pendleton County. They are undeveloped. The three areas of concern are either Residential or Farmland. The project area itself is also either Residential or Farmland.

### **6.3 Interior and Exterior Observations**

The Properties are undeveloped.

## **7.0 Interviews**

### **7.1 Benjamin Glover – Tank Property Owner**

Correspondence between Benjamin Glover and William Wallace with Cerrone Associates. While not noted in the written correspondence, Benjamin was unaware of any RECs on either his or any other property associated with the project. See Appendix D

### **7.2 Richard Carson – Upper Booster Property Owner**

Correspondence between Richard Carson and William Wallace with Cerrone Associates. While not noted in the written correspondence, Richard was unaware of any RECs on either his or any other property associated with the project. See Appendix D

### **7.3 Ellen Burnett – Lower Booster Property Owner**

Correspondence between Ellen Burnett and William Wallace with Cerrone Associates. While not noted in the written correspondence, Ellen was unaware of any RECs on either his or any other property associated with the project. She did, however, mention that her property has a Land Management agreement for timbering, which does not impact the project area. See Appendix D

### **7.5 FOIA Request Responses**

DEP responses to a FOIA request pertaining to the project area indicate there are no objects of current environmental concern in the area.

There was an incident in 2018 with a resident near the intersection of Moyer's Gap Road and Sandy Ridge Road who had their well contaminated with heating oil. A leaking UST was discovered and removed from their property. After it was removed, no petroleum staining was visible. Please see the correspondence located in appendix D.

In addition, the FOIA request response from the WVDEP shows a septic system approval in the area, but not in any area that would affect the project. See Appendix D.

## **8.0 Findings and Opinions**

Based on the above information, the following findings and opinions are presented

- Findings: The Properties, as well as the project area, have remained relatively unused since the parcels were created. This includes USGS topographic mapping from 1896, 1922, and 1968, Tax information, satellite images, and historical maps. The neighborhood of Moatstown was in the area before Sandy Ridge Road. The USGS maps from 1896 show residences at what was at that point in time an unmarked road off Rocky Run, which would one day become Moyers Gap Road. Sandy Ridge Road was first shown on a USGS map in 1922, with a dozen residences marked and even a school. Moatstown had grown significantly, with more residences than all of Sandy Ridge Road and had even been designated with its own name on the USGS map.
- Opinions: Given the information shown in the report above, there is no indication that the sites were ever developed.

## **9.0 Conclusions and Recommendations**

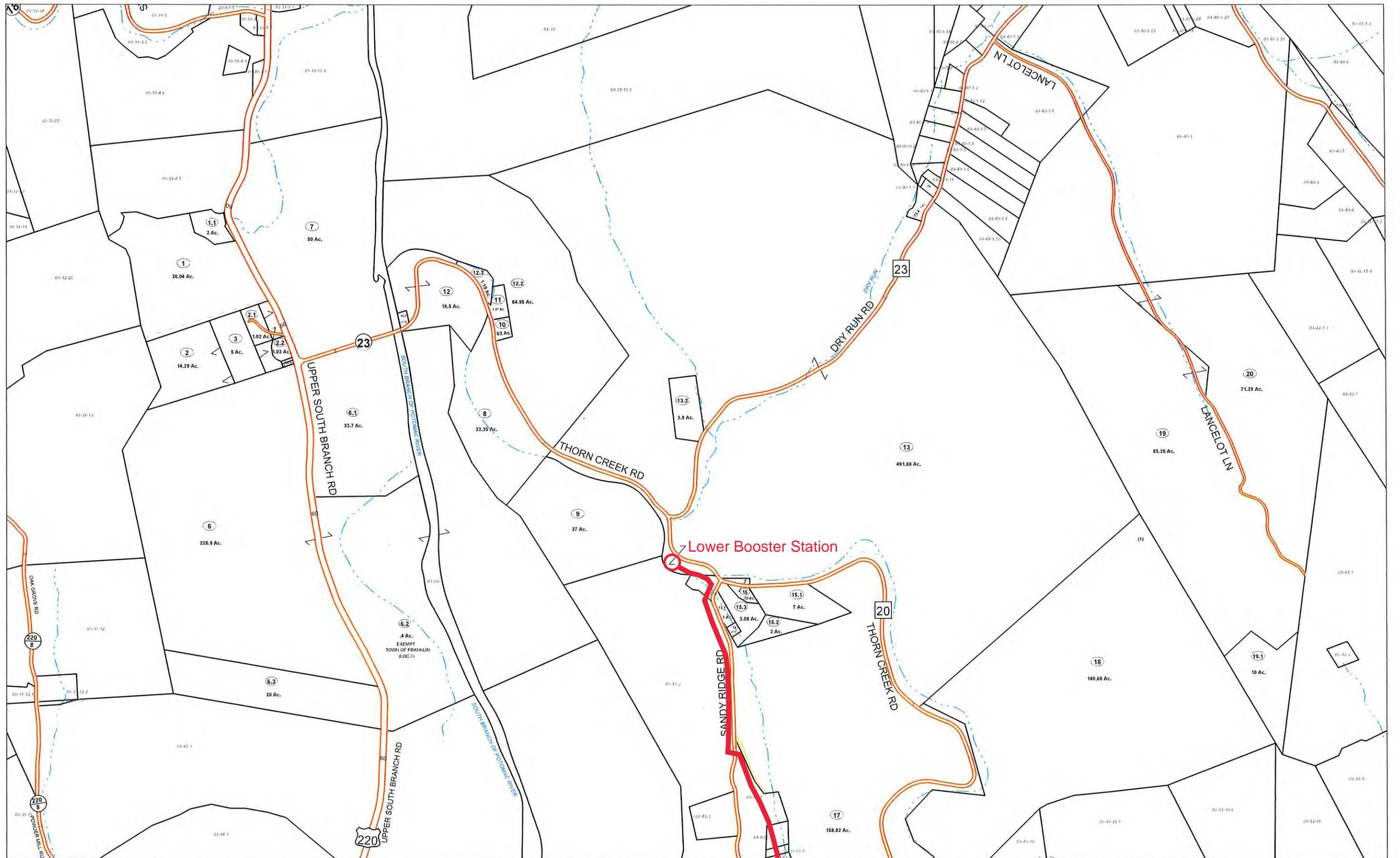
Cerrone Associates, Inc. performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 for The Properties and the Sandy Ridge and Moatstown neighborhoods for a proposed water line extension project.

This assessment has revealed no direct evidence of recognized environmental conditions in connection with The Properties. The closest RECs have been determined not to be a risk to The Properties or the proposed project.

The results of this study are based on interpretation of the information available to Cerrone Associates, Inc. Cerrone does not warrant that this report represents an exhaustive study of all possible environmental concerns potentially associated with the Properties. However, the items investigated as part of this study do represent the most likely sources of environmental concerns associated with the RECs identified and are, consequently, believed to adequately address the client's needs at this time.

# Appendix: A

## *Location Map*



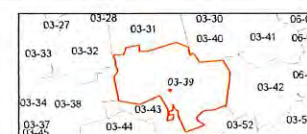
FOR TAX PURPOSES ONLY

Prepared By:  
Sandie H Smith  
Pendleton County Assessor

**Legend**  
Property Line  
Road Right of Way  
Cooperation Line  
District Line  
County Line  
Original Lot Line  
Lot Number  
Parcel Number  
Water  
Railroad

R	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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STATE OF WEST VIRGINIA  
COUNTY OF PENDLETON  
Office of Assessor



FRANKLIN  
Map: 39  
Date: Aerial Photography: 2015  
Date Map: 1/28/2021  
Scale: 1" = 400'



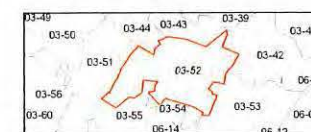


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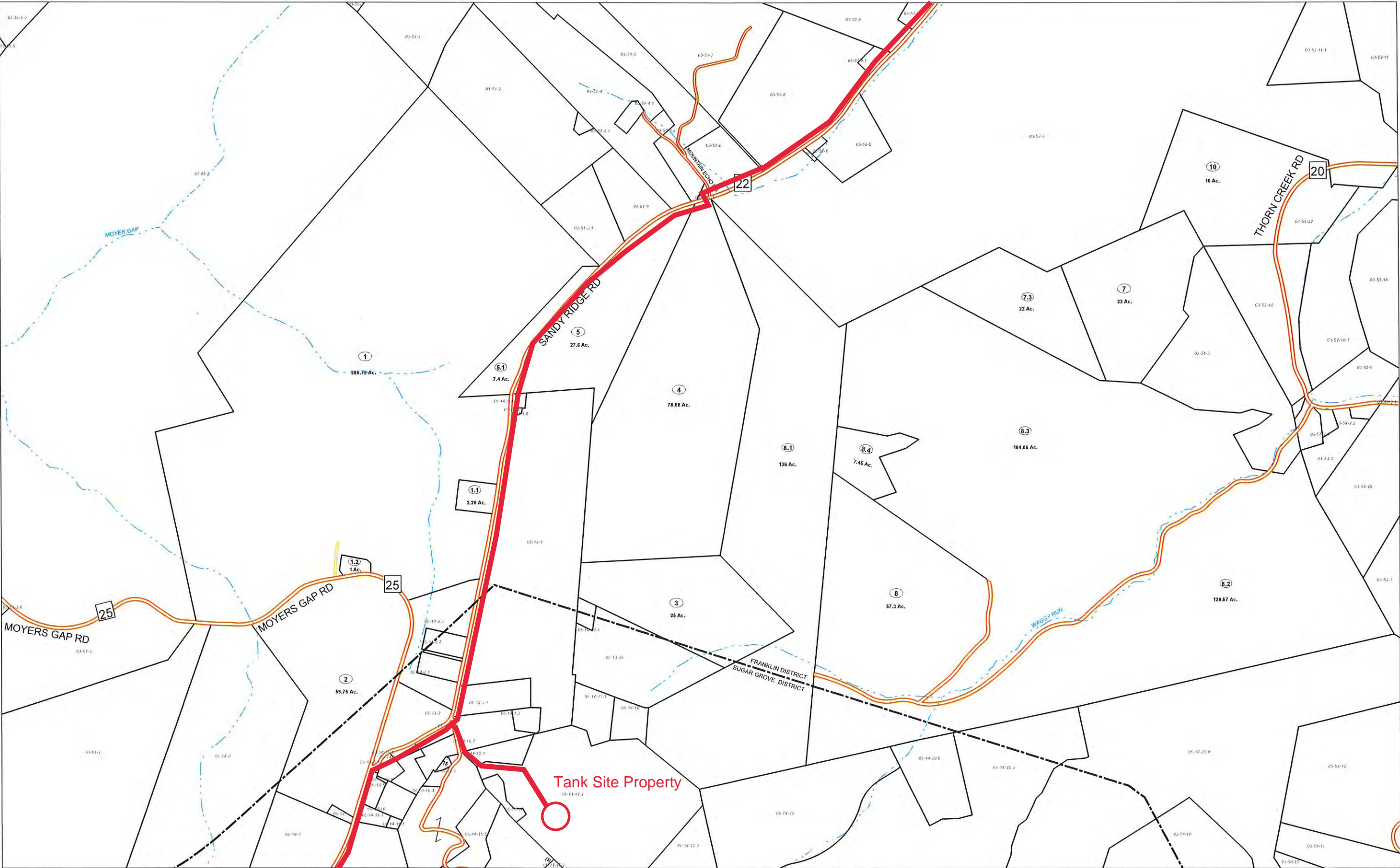
Legend  
Property Line  
Road Right of Way  
Corporation Line  
District Line  
County Line  
Original Lot Line  
Lot Number  
Parcel Number  
Water  
Railroad

R	1	Revised P. 1 to	5		07
e	2	Revised P. 1 to	10		14
v	3	Revised P. 1 to	15		21
e	4	Revised P. 1 to	20		28
s	5	Revised P. 1 to	25		32
i	6		30		39
o	7		35		46
n	8		40		53
s	9		45		60

STATE OF WEST VIRGINIA  
COUNTY OF PENDLETON  
Office of Assessor



FRANKLIN  
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Date Aerial Photography: 2015  
Date Map: 1/28/2021  
Scale: 1" = 400'

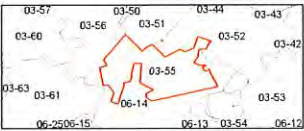


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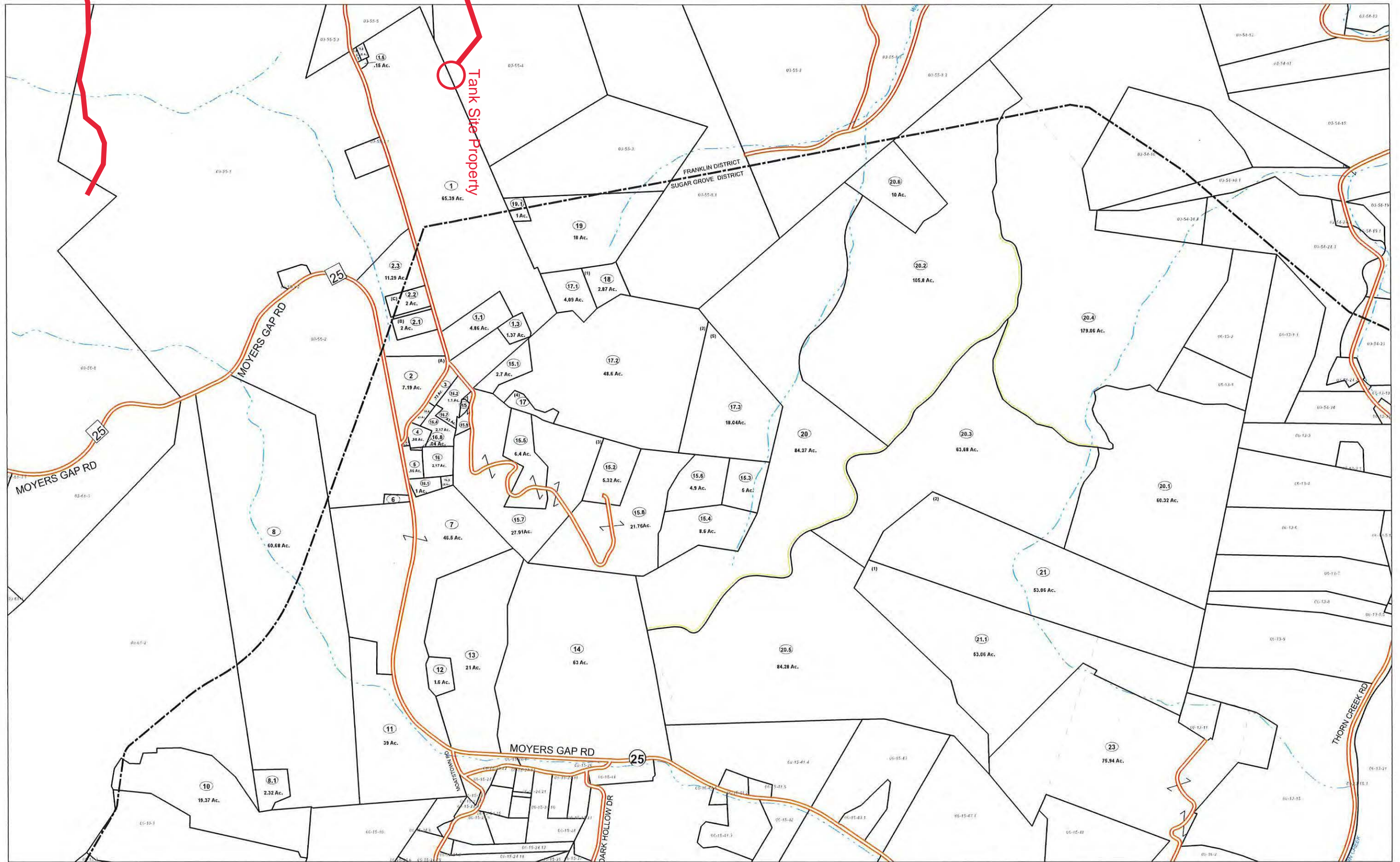
**Legend**  
Property Line  
Road Right of Way  
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District Line  
County Line  
Original Lot Line  
Lot Number  
Parcel Number  
Water  
Railroad

R	1	Revised 1/16	9	17
e	2	Revised 1/16	16	18
v	3	Revised 1/16	15	19
i	4	Revised 1/16	14	20
s	5	Revised 1/16	13	21
e	6	Revised 1/16	12	22
r	7	Revised 1/16	11	23
n	8	Revised 1/16	10	24
s	9	Revised 1/16	9	25

STATE OF WEST VIRGINIA  
COUNTY OF PENDLETON  
Office of Assessor



FRANKLIN  
Map: 55  
Date: Aerial Photography: 2015  
Date Map: 1/28/2021  
Scale: 1" = 400'

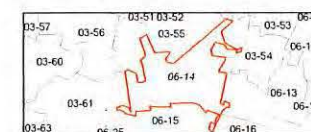


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Sandie H Smith  
Pendleton County Assessor

Legend	
Property Line	Original Lot Line
Road Right of Way	Lot Number
Corporation Line	Parcel Number
District Line	Water
County Line	Railroad

R	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
e	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
i	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
s	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
i	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
o	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
n	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
s	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25

STATE OF WEST VIRGINIA  
COUNTY OF PENDLETON  
Office of Assessor





SUGAR GROVE  
Map: 14  
Date Aerial Photography: 2015  
Date Map: 1/28/2021  
Scale: 1" = 400'



# PARCEL ID: 36-03-0039-0013-0000



## Legend

-  Districts
-  WVParcels

## User Notes:

Map created on April 20, 2023

### Owner(s):

BURNETT EDMUND CODY JR & ELLEN REED

### Address:

ROUTE 20

### Class Type:

Residential



### Legal Description:

491.60 ACRES; BLACK THORN (MB8 PG 86)

# PARCEL ID: 36-03-0043-0009-0000



## Legend

-  Districts
-  WVParcels

## User Notes:

Map created on April 20, 2023

### Owner(s):

CARSON KITTY ANN REXRODE CARSON  
RICHARD C ET ALS

### Address:

RT.22

### Class Type:

Residential

### Legal Description:

21 ACS--UND 1/4 INT; SANDY RIDGE

# PARCEL ID: 36-06-0014-0017-0002



## Legend

## User Notes:

### District

 Districts

### Parcel

 WVParcels

Map created on May 9, 2023

### Owner(s):

GLOVER BENJAMIN G & DEBRA H

### Address:

### Class Type:

Farm

### Legal Description:

48.6; JACK MTN

# Appendix: B

## *Property Information*

# WV Real Estate Assessment Data


[About](#)
[New Search](#)
[Structure Drawing](#)

Parcel ID	36-03-0039-0013-0000	Tax Year	2022	County	Pendleton	Date	4/21/2023
Root PID	36030039001300000000						

## Property Owner and Mailing Address

Owner(s)	BURNETT EDMUND CODY JR & ELLEN REED
Mailing Address	516 ARBUTUS DR E, ROANOKE RAPIDS, NC 27870

## Property Location

Physical Address	ROUTE 20
E-911 Address	1221 THORN CREEK RD SUGAR GROVE WV 26815
Parcel ID	36-03-0039-0013-0000
County	36 - Pendleton
District	3 - Franklin District
Map	<a href="#">0039</a> (Click for PDF tax map)
Parcel No.	0013
Parcel Suffix	0000
Map View Link	<a href="https://mapwv.gov/parcel/?pid=36-03-0039-0013-0000">https://mapwv.gov/parcel/?pid=36-03-0039-0013-0000</a>

## General Information

Tax Class	Book / Page	<a href="#">Deeded Acres</a>	<a href="#">Calculated Acres</a>	Legal Description
2	199 / 334	1.000	473.55	491.60 ACRES BLACK THORN (MB8 PG 86)
			473.55	

## Cost Value

Dwelling Value	\$366,400
Other Bldg/Yard Values	\$1,850
Commercial Value	---

## Appraisal Value

Land Appraisal	\$33,700
Building Appraisal	\$368,300
Total Appraisal	\$402,000

## Building Information

Property Class	R - Residential
Land Use	101 - Residential 1 Family

Sum of Structure Areas

3,381

# of Buildings (Cards)

1

Card	Year Built	Stories	CG	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value
1	2014	1	3P	Conventional	Masonry and Frame	Crawl	3,381	\$366,400
							3,381	\$366,400

Card	Year Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms
1	2014	None	Electric	Heat Pump	Central A/C	3	2	1	6
						3	2	1	6

Other Building and Yard Improvements

Bldg/ Card #	Line	Type	Year Built	CG	Units	Size	Area	Replace Cost	Adjusted Replace Cost
1	1	Concrete Paving	2014	22	1	28x34	952	\$2,230	\$1,850
					1		952	\$2,230	\$1,850

Flood Zone Information

Learn more at [WV Flood Tool](#)

Acres (c.)	Risk	
473.55	High	This parcel appears to be in a HIGH RISK flood hazard zone.

Sales History

[Learn More](#)

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
3/2/1987					WB15	1

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2022	2	BURNETT EDMUND CODY JR & ELLEN REED	516 ARBUTUS DR E, ROANOKE RAPIDS, NC 27870	199/334	491.60 ACRES  BLACK THORN (MB8 PG 86)	\$33,700	\$368,300	\$402,000

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2021	2	BURNETT EDMUND CODY JR & ELLEN REED	516 ARBUTUS DR E ROANOKE RAPIDS, NC 27870	199 / 334	491.60 ACRES BLACK THORN (MB8 PG 86)	\$680,900	\$359,400	\$1,040,300
2020	2	BURNETT EDMUND CODY JR & ELLEN REED	516 ARBUTUS DR E, ROANOKE RAPIDS, NC 27870	199/ 334	491.60 ACRES BLACK THORN (MB8 PG 86)	\$629,800	\$355,200	\$985,000
2019	2	BURNETT EDMUND CODY JR & ELLEN REED	516 ARBUTUS DR E, ROANOKE RAPIDS, NC 27870	199/ 334	491.60 ACRES BLACK THORN (MB8 PG 86)	\$630,800	\$389,100	\$1,019,900
2018	2	BURNETT EDMUND CODY JR & ELLEN REED	516 ARBUTUS DR E, ROANOKE RAPIDS, NC 27870	199/ 334	491.60 ACRES BLACK THORN (MB8 PG 86)	\$601,300	\$364,600	\$965,900
2017	2	BURNETT EDMUND CODY JR & ELLEN REED	516 ARBUTUS DR E, ROANOKE RAPIDS, NC 27870	199/ 334	491.60 ACRES BLACK THORN (MB8 PG 86)	\$570,400	\$354,400	\$924,800
2016	2	BURNETT EDMUND CODY JR	516 ARBUTUS DR E, ROANOKE RAPIDS, NC 27870	WB15/ 1	466.014 ACRES BLACK THORN/ 1/2 UND INT	\$499,700	\$348,300	\$848,000
2015	2	BURNETT EDMUND CODY JR	516 ARBUTUS DR E, ROANOKE RAPIDS, NC 27870	WB15/ 1	466.014 ACRES BLACK THORN/ 1/2 UND INT	\$499,100	\$291,900	\$791,000

Show/Hide Parcel History Prior to 2015

# WV Real Estate Assessment Data

[About](#)[New Search](#)[Structure Drawing](#)

Parcel ID	36-03-0043-0009-0000	Tax Year	2022	County	Pendleton	Date	4/21/2023
Root PID	36030043000900000000						

## Property Owner and Mailing Address

Owner(s)	CARSON KITTY ANN REXRODE CARSON RICHARD C ET ALS
Mailing Address	43 ALMOSTA ROAD, FRANKLIN, WV 26807

## Property Location

Physical Address	RT.22
E-911 Address	96 LAKE WOOD DR SUGAR GROVE WV 26815
Parcel ID	36-03-0043-0009-0000
County	36 - Pendleton
District	3 - Franklin District
Map	<a href="#">0043</a> (Click for PDF tax map)
Parcel No.	0009
Parcel Suffix	0000
Map View Link	<a href="https://mapwv.gov/parcel/?pid=36-03-0043-0009-0000">https://mapwv.gov/parcel/?pid=36-03-0043-0009-0000</a>

## General Information

Tax Class	Book / Page	<a href="#">Deeded Acres</a>	<a href="#">Calculated Acres</a>	Legal Description
2	143 / 553	21.000	23.88	21 ACS--UND 1/4 INT SANDY RIDGE
		23.88		

## Cost Value

Dwelling Value	\$43,200
Other Bldg/Yard Values	\$200
Commercial Value	---

## Appraisal Value

Land Appraisal	\$36,400
Building Appraisal	\$43,400
Total Appraisal	\$79,800

## Building Information

Property Class	R - Residential
Land Use	101 - Residential 1 Family

Sum of Structure Areas650

# of Buildings (Cards)1

Card	Year Built	Stories	CG	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value
1	1984	1	2M	Cabin	Frame	None	650	\$43,200
							650	\$43,200

Card	Year Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms
1	1984	Fully Finished	Wood	None	None	2			4
						2			4

Flood Zone Information

Learn more at [WV Flood Tool](#)

Acres (c.)	Risk	
23.88	Low	This parcel appears not to be within any identified flood hazard zone.

Sales History							<a href="#">Learn More</a>
Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page	
9/1/1980	\$9,500	Land only	4	3			

Parcel History									
Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total	
2022	2	CARSON KITTY ANN REXRODE CARSON RICHARD C ET ALS	43 ALMOSTA ROAD, FRANKLIN, WV 26807	143/ 553	21 ACS--UND 1/4 INT SANDY RIDGE	\$36,400	\$43,400	\$79,800	
2021	2	CARSON KITTY ANN REXRODE CARSON RICHARD C ET ALS	43 ALMOSTA ROAD , FRANKLIN , WV 26807	143 / 553	21 ACS--UND 1/4 INT SANDY RIDGE	\$36,300	\$42,400	\$78,700	

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2020	2	CARSON KITTY ANN REXRODE CARSON RICHARD C ET ALS	43 ALMOSTA ROAD, FRANKLIN, WV 26807	143/ 553	21 ACS--UND 1/4 INT SANDY RIDGE	\$34,000	\$42,200	\$76,200
2019	2	CARSON KITTY ANN REXRODE CARSON RICHARD C ET ALS	43 ALMOSTA ROAD, FRANKLIN, WV 26807	143/ 553	21 ACS--UND 1/4 INT SANDY RIDGE	\$34,700	\$40,800	\$75,500
2018	2	CARSON KITTY ANN REXRODE CARSON RICHARD C ET ALS	43 ALMOSTA ROAD, FRANKLIN, WV 26807	143/ 553	21 ACS--UND 1/4 INT SANDY RIDGE	\$33,500	\$38,300	\$71,800
2017	2	CARSON KITTY ANN REXRODE CARSON RICHARD C ET ALS	43 ALMOSTA ROAD, FRANKLIN, WV 26807	143/ 553	21 ACS--UND 1/4 INT SANDY RIDGE	\$33,200	\$37,600	\$70,800
2016	2	CARSON KITTY ANN REXRODE CARSON RICHARD C ET ALS	43 ALMOSTA ROAD, FRANKLIN, WV 26807	143/ 553	21 ACS--UND 1/4 INT SANDY RIDGE	\$31,100	\$37,400	\$68,500
2015	2	CARSON KITTY ANN REXRODE CARSON RICHARD C ET ALS	43 ALMOSTA ROAD, FRANKLIN, WV 26807	143/ 553	21 ACS--UND 1/4 INT SANDY RIDGE	\$45,800	\$36,900	\$82,700

Show/Hide Parcel History Prior to 2015

# WV Real Estate Assessment Data

Error:  
Subreport  
could not  
be shown.

[About](#)
[New Search](#)
[Structure Drawing](#)

Parcel ID	36-06-0014-0017-0002	Tax Year	2022	County	Pendleton	Date	5/9/2023
Root PID	36060014001700020000						

## Property Owner and Mailing Address

Owner(s)	GLOVER BENJAMIN G & DEBRA H
Mailing Address	89 FARM VIEW ROAD, SUGAR GROVE, WV 26815

## Property Location

Physical Address	
E-911 Address	---
Parcel ID	36-06-0014-0017-0002
County	36 - Pendleton
District	6 - Sugar Grove District
Map	<a href="#">0014</a> (Click for PDF tax map)
Parcel No.	0017
Parcel Suffix	0002
Map View Link	<a href="https://mapwv.gov/parcel/?pid=36-06-0014-0017-0002">https://mapwv.gov/parcel/?pid=36-06-0014-0017-0002</a>

## General Information

Tax Class	Book / Page	<a href="#">Deeded Acres</a>	<a href="#">Calculated Acres</a>	Legal Description
2	187 / 533	48.600	48.64	48.6 JACK MTN
			48.64	

## Cost Value

Dwelling Value	\$0
Other Bldg/Yard Values	\$0
Commercial Value	---

## Appraisal Value

Land Appraisal	\$13,700
Building Appraisal	\$0
Total Appraisal	\$13,700

## Building Information

Property Class	F - Farm
Land Use	112 - Active Farm

Sum of Structure Areas  
# of Buildings (Cards) 1

Card	Year Built	Stories	CG	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value
------	------------	---------	----	---------------------	---------------	---------------	-----------------------	----------------

Card	Year Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms
------	------------	-------	------	-------------	---------	----------	------------	------------	-------------

Flood Zone Information			Learn more at <a href="#">WV Flood Tool</a>
Acres (c.)	Risk		
48.64	Low	This parcel appears not to be within any identified flood hazard zone.	

Sales History						<a href="#">Learn More</a>
Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
6/8/2011	\$154,200	Land only	2	1	187	533

Parcel History										
Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description		Land	Building	Total	
2022	2	GLOVER BENJAMIN G & DEBRA H	89 FARM VIEW ROAD, SUGAR GROVE, WV 26815	187/ 533	48.6 JACK MTN		\$13,700	\$0	\$13,700	
2021	2	GLOVER BENJAMIN G & DEBRA H	PO BOX 1109 , FRANKLIN WV 26807	187 / 533	48.6 JACK MTN		\$12,100	\$0	\$12,100	
2020	2	GLOVER BENJAMIN G & DEBRA H	PO BOX 1109, FRANKLIN, WV 26807	187/ 533	48.6 JACK MTN		\$12,600	\$0	\$12,600	

[illegible]

# Appendix: C

## *Site Photographs*







Proposed Upper Booster Site Location



Proposed Upper Booster Station Property



Upper Booster Site Proposed Location



Tank Site



Sandy Ridge WL

2" Line

Valve Cluster

Tank Water Line

Proposed Tank Site



# Appendix: D

*Interviews and  
Correspondence*

Name: Richard Carson

Relation to the Property: Upper Booster Property Owner

Questions	Yes	No	N/A
1. Do you have any knowledge of environmental liens against the property? (such as federal, state or local liens)		X	
If yes, explain:			
2. Do you have any knowledge of activity or land use limitations? (such as federal, state, or local limitations)		X	
If yes, explain:			
3. To the best of your knowledge, have any of the adjacent properties had any environmental issues?		X	
If yes, explain: <u>This answer covers the entire project area.</u>			
4. Do you have any knowledge of any Recognized Environmental Conditions (RECs) associated with the Property?		X	
If yes, explain:			
5. To the best of your knowledge, are there currently or have there been hazardous substances used or stored on the property?		X	
If yes, explain:			
6. To the best of your knowledge, are you aware of any spills or other chemical releases that have taken place on the Property?		X	
If yes, explain:			
7. To the best of your knowledge, has there been any environmental cleanups that have taken place on the Property?		X	
If yes, explain:			
8. Are you aware of any obvious indications of contamination at the Property?		X	
If yes, explain:			
9. To the best of your knowledge, have any of the adjacent properties had any environmental issues?		X	
If yes, explain: <u>This answer covers the entire project area.</u>			
10. Do you have any knowledge of any pending, threatened or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?		X	
If yes, explain:			
11. Do you have any knowledge of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?		X	
If yes, explain:			

Via Call 5/17/23 3:44 PM

Name: Benjamin Glover

Relation to the Property: Tank Property Owner

Questions	Yes	No	N/A
1. Do you have any knowledge of environmental liens against the property? (such as federal, state or local liens)		X	
If yes, explain:			
2. Do you have any knowledge of activity or land use limitations? (such as federal, state, or local limitations)		X	
If yes, explain:			
3. To the best of your knowledge, have any of the adjacent properties had any environmental issues?		X	
If yes, explain: This answer covers all of the project area.			
4. Do you have any knowledge of any Recognized Environmental Conditions (RECs) associated with the Property?		X	
If yes, explain:			
5. To the best of your knowledge, are there currently or have there been hazardous substances used or stored on the property?		X	
If yes, explain:			
6. To the best of your knowledge, are you aware of any spills or other chemical releases that have taken place on the Property?		X	
If yes, explain:			
7. To the best of your knowledge, has there been any environmental cleanups that have taken place on the Property?		X	
If yes, explain:			
8. Are you aware of any obvious indications of contamination at the Property?		X	
If yes, explain:			
9. To the best of your knowledge, have any of the adjacent properties had any environmental issues?		X	
If yes, explain: This answer covers all of the project area.			
10. Do you have any knowledge of any pending, threatened or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?		X	
If yes, explain:			
11. Do you have any knowledge of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?		X	
If yes, explain:			

Via Call 5/17/23 3:44 PM

Name: Ellen Burnett

Relation to the Property: Lower Booster Property Owner

Questions	Yes	No	N/A
1. Do you have any knowledge of environmental liens against the property? (such as federal, state or local liens)		X	
If yes, explain:			
2. Do you have any knowledge of activity or land use limitations? (such as federal, state, or local limitations)		X	
If yes, explain: <u>Has land management plan for timber, will not affect project.</u>			
3. To the best of your knowledge, have any of the adjacent properties had any environmental issues?		X	
If yes, explain:			
4. Do you have any knowledge of any Recognized Environmental Conditions (RECs) associated with the Property?		X	
If yes, explain:			
5. To the best of your knowledge, are there currently or have there been hazardous substances used or stored on the property?		X	
If yes, explain:			
6. To the best of your knowledge, are you aware of any spills or other chemical releases that have taken place on the Property?		X	
If yes, explain:			
7. To the best of your knowledge, has there been any environmental cleanups that have taken place on the Property?		X	
If yes, explain:			
8. Are you aware of any obvious indications of contamination at the Property?		X	
If yes, explain:			
9. To the best of your knowledge, have any of the adjacent properties had any environmental issues?		X	
If yes, explain:			
10. Do you have any knowledge of any pending, threatened or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?		X	
If yes, explain:			
11. Do you have any knowledge of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?		X	
If yes, explain:			

Via Call

5/17/23

6:17 PM

From: [Henson, Jessica A](#)  
To: [Hodge Hunter](#)  
Cc: [FOIA, DEP](#)  
Subject: Re: FOIA #2023-05-045  
Date: Wednesday, May 10, 2023 9:42:18 AM

---

In response to your FOIA request, the Office of Environmental Remediation has no records on the requested site with the information provided.

This response is from the Office of Environmental Remediation **only**. Please be advised that **there may be files from other DEP offices** that are applicable to your request and you may be getting other responses.

Thanks,  
Jessica  
WVDEP  
601 57th Street, SE  
Charleston, WV 25304

(304) 414-1920

On Wed, May 10, 2023 at 9:07 AM FOIA, DEP <[depfoia@wv.gov](mailto:depfoia@wv.gov)> wrote:

Below, please find a FOIA request from Hodge Hunter. Please contact the requester at [hhunter@cerrone1.com](mailto:hhunter@cerrone1.com) as soon as possible but no later than **Wednesday, May 17, 2023** to let them know whether or not you have the requested information and when they can view/copy/receive it. Please reference the above FOIA number and cc: [DEPFOIA@wv.gov](mailto:DEPFOIA@wv.gov) on the correspondence.

Thank you!

----- Forwarded message -----

From: <[dep.online@wv.gov](mailto:dep.online@wv.gov)>  
Date: Wed, May 10, 2023 at 9:02 AM  
Subject: FOIA Request  
To: <[depfoia@wv.gov](mailto:depfoia@wv.gov)>

## FOIA REQUEST FORM

Name: Hodge Hunter  
Address1: 97 14th St  
Address2:  
City/State/ZIP: Wheeling, WV 26003  
Telephone Number: 8702602848  
Email

Address: [hhunter@cerrone1.com](mailto:hhunter@cerrone1.com)

Date: 10-May-23, 09:02 AM

Request: Environmental information needed to complete a phase I ESA for the entirety of Sandy Ridge Road and Moatstown community located in the southern corner of Pendleton County, WV (starting where Dry Run Spring feeds Thorn Creek. Approximate GPS coordinates: 38.599563, -79.353245.). The report will cover the entirety of the road and surrounding neighborhoods but is focused on Tax Parcel IDs: 36-03-0039-0013-0000 (located where Sandy Ridge Road turns off Thorn Creek Road), 36-03-0043-0009-0000 (located at the top of Sandy Ridge, along the side of the road), and 36-06-0014-0017-0002 (located on a ridge overlooking where Sandy Ridge Road meets Moyers Gap Road). Information needed: documentation of environmental hazards in the area, any cleanups or responses taken by the DEP in the area, firsthand knowledge of the area and its environmental past from the regions inspector, presence of underground storage tanks in the direct area, and anything similar. Feel free to contact me with any follow up questions.

Timeframe: 2 weeks

---

---

**For DEP use only:**

Referred to:	
Date referred:	

---

**From:** Sandie Smith <[ssmith3@wvassessor.com](mailto:ssmith3@wvassessor.com)>  
**Sent:** Monday, May 22, 2023 2:40 PM  
**To:** William Wallace <[wwallace@cerrone1.com](mailto:wwallace@cerrone1.com)>  
**Subject:** RE: Sandy Ridge Water Extension - ESA Questions

William the information below is correct.

*Sandie H Smith*  
Pendleton County Assessor

---

**From:** William Wallace <[wwallace@cerrone1.com](mailto:wwallace@cerrone1.com)>  
**Sent:** Monday, May 22, 2023 11:41 AM  
**To:** [ssmith3@wvassessor.com](mailto:ssmith3@wvassessor.com)  
**Subject:** Sandy Ridge Water Extension - ESA Questions

Sandy,

Thank you for taking the time to speak to me over the phone. Like I stated, I want to confirm your answers through email so that they can be included in our environmental reports. For your confirmation:

- We spoke over the phone today, Monday the 22<sup>nd</sup> of May, 2023.
- You stated that you were familiar with the project area, which covers Moatstown and the Sandy Ridge/Moyers Gap intersection, the entirety of Sandy Ridge, and as well a short portion of Thorn Creek between Sandy Ridge and Dry Run.
- You stated that you were not aware of the following occurring within the project area:
  - Any land use limitations
  - Recognized Environmental Conditions
  - Chemical releases
  - Environmental issues

Thanks again for your time on this. If you have any questions or if something is not correct, do not hesitate to contact me through email or my cell phone number listed below.

Have a great week,

William Wallace



Cerrone Associates, Inc.

97-14th Street  
Wheeling, WV 26003  
[www.cerrone1.com](http://www.cerrone1.com)  
304-232-5550 Ext. 108  
740-213-7815 (Cell)  
304-233-2512 (Fax)

**From:** [Ernest, Nicole D](#)  
**To:** [Hodge Hunter](#)  
**Cc:** [FOIA, DEP: Margaret A Porter](#)  
**Subject:** Re: FOIA #2023-05-045  
**Date:** Wednesday, May 10, 2023 9:51:20 AM

---

Good morning,

From the information provided, a search of our database and TAGIS mapping (<http://tagis.dep.wv.gov/air/>) did not return any air quality information for the requested site.

I have copied Meg Porter in our Asbestos Section. She will reply under a separate email.

Thank you.

**Nicole Ernest**

WV Department of Environmental Protection  
Division of Air Quality  
601 57th Street  
Charleston, WV 25304  
304-926-0499 x41256

On Wed, May 10, 2023 at 9:07 AM FOIA, DEP <[depfoia@wv.gov](mailto:depfoia@wv.gov)> wrote:

Below, please find a FOIA request from Hodge Hunter. Please contact the requester at [hhunter@cerrone1.com](mailto:hhunter@cerrone1.com) as soon as possible but no later than **Wednesday, May 17, 2023** to let them know whether or not you have the requested information and when they can view/copy/receive it. Please reference the above FOIA number and cc: [DEPFOIA@wv.gov](mailto:DEPFOIA@wv.gov) on the correspondence.

Thank you!

----- Forwarded message -----

From: <[dep.online@wv.gov](mailto:dep.online@wv.gov)>  
Date: Wed, May 10, 2023 at 9:02 AM  
Subject: FOIA Request  
To: <[depfoia@wv.gov](mailto:depfoia@wv.gov)>

## FOIA REQUEST FORM

Name: Hodge Hunter  
Address1: 97 14th St  
Address2:  
City/State/ZIP: Wheeling, WV 26003  
Telephone Number: 8702602848  
Email Address: [hhunter@cerrone1.com](mailto:hhunter@cerrone1.com)  
Date: 10-May-23, 09:02 AM

Request: Environmental information needed to complete a phase I ESA for the entirety of Sandy Ridge Road and Moatstown community located in the southern corner of Pendleton County, WV (starting where Dry Run Spring feeds Thorn Creek. Approximate GPS coordinates: 38.599563, -79.353245.). The report will cover the entirety of the road and surrounding neighborhoods but is focused on Tax Parcel IDs: 36-03-0039-0013-0000 (located where Sandy Ridge Road turns off Thorn Creek Road), 36-03-0043-0009-0000 (located at the top of Sandy Ridge, along the side of the road), and 36-06-0014-0017-0002 (located on a ridge overlooking where Sandy Ridge Road meets Moyers Gap Road). Information needed: documentation of environmental hazards in the area, any cleanups or responses taken by the DEP in the area, firsthand knowledge of the area and its environmental past from the regions inspector, presence of underground storage tanks in the direct area, and anything similar. Feel free to contact me with any follow up questions.

Timeframe: 2 weeks

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**For DEP use only:**

Referred to:	
Date referred:	

**From:** [Porter, Margaret A](#)  
**To:** [Hodge Hunter](#); [Nicole D Ernest](#); [DEP FOIA FOIA](#)  
**Subject:** FOIA 2023-05-045: Dry Run Springs & Thorn Creek, Pendleton County, WV  
**Date:** Wednesday, May 10, 2023 11:48:52 AM

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Good afternoon:

From the information provided, a search of our database for asbestos notifications shows that we have no asbestos notifications on file for the requested site.

If you have any questions, please let me know.

--

*Meg Porter*  
*DEP-DAQ*  
*Compliance and Enforcement*  
*601 57th St., SE*  
*Charleston, WV 25304*  
*304.926.0499, ext. 41292*  
[margaret.a.porter@wv.gov](mailto:margaret.a.porter@wv.gov)

**From:** [McGee, James L](#)  
**To:** [Hodge Hunter](#)  
**Cc:** [DEP FOIA](#)  
**Subject:** FOIA Request 2023-05-045  
**Date:** Wednesday, May 10, 2023 2:39:11 PM  
**Attachments:** [AST&UST Appx instructions for public.pdf](#)

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Based on the information provided, we have no records of AST/UST Activity at this site.

You may now use the online reports to find your property, use the facility ID and go to our new online database to find all the reports you may need.

If you already know your facility ID you may go directly to the Application Xtender database <http://documents.dep.wv.gov/appxtender> and follow the directions attached. To obtain facility ID or to search for a facility go to the reports page: <https://apps.dep.wv.gov/tanks/public/Reports.aspx> you can choose from Above Ground Storage Tanks (AST) or Underground Storage Tanks (UST), once you open the report you can search the excel spreadsheet or the PDF for the property address, county etc.

Once you find your property use the Facility ID to search the online database for all of the reports you need. I have attached the directions on how to obtain your reports. If you have any further questions please let me know.

--

James McGee, Secretary 2-Tanks Unit

WV DEP - DWWM – Environmental Enforcement

1159 Nick Rahall Greenway

Fayetteville, WV 25840

304-900-0316

[James.L.McGee@wv.gov](mailto:James.L.McGee@wv.gov)



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west virginia department of environmental protection

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Environmental Enforcement  
22288 Northwestern Pike  
Romney, WV 26757  
Telephone: (304) 822-7266 Fax: (304) 822-3687

Harold D. Ward, Cabinet Secretary  
dep.wv.gov

**TO: Hodge Hunter**

**FROM: Hazel E. Judy**

**DATE: May 16, 2023**

**FOIA # FOIA Request #2023-05-045**

**SUBJ: Entirety of Sandy Ridge Road (meets Moyers Gap Road) and Moatstown Community, Pendleton County**

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Based on the information you have provided Environmental Enforcement, please see the attached correspondence for your review.

You may be hearing from other offices within the agency soon.

Thank you,

A handwritten signature in blue ink that reads "Hazel E. Judy".

Hazel Judy  
DWW/EE

cc: DEP FOIA (via e-mail)  
Robin C. Dolly, Environmental Inspector Supervisor (via e-mail)  
Helen Ford, DEP (via e-mail)

State of West Virginia  
Department of Environmental Protection  
Environmental Enforcement  
**Incident/Investigation Report**

REF# \_\_\_\_\_  
County **Pendleton**  
Basin \_\_\_\_\_

WRC ☐ SWC ☐ Spill ☒ Fish Kill ☐ By-Pass ☐ Other ☐

Received by **Robert Brooks** Date **4/16/18** Time **11:55am**

Caller **Mike Delaney** Representing **Serve Pro**

Phone Number **540-433-6100** Address **?**

Description of Incident **The Moats' had a water leak inside the house. Their well water is contaminated with heating oil.**

Specific Location **2613 Moyers Gap Rd; Sugar Grove, WV**

Responsible Party **Harmon and Lisa Moats; phone: 914-559-8115**

Date/Time of Incident **4/16/18** Stream **n/a**

Material/Quantity Spilled **unknown amount of heating oil**

Spill status: ☐ Stopped ☐ Clean up in progress ☒ Other (list) **tank removed**

☐ Dead fish noted ☐ Wildlife notified ☐ Law Enforcement notified

Investigation findings **Inspectors Chad Swick and Matthew Alt went to the Moats residence on 4/16/18. Inspectors told Lisa Moats (Harmon's daughter) that they should have the underground heating tank removed.**

Action taken **Inspector Swick went back on 5/4/18 to inspect the tank removal that was done by EnviroCheck of Virginia, Inc. Over 800 gallons of heating oil was pumped out of the tank by Petersburg Oil on May 1, 2018. There was a very small "pin" hole on the bottom of the 1,000 gallon tank (Figures 1&2). However, there was no smell or visible signs of heating oil in the soil. EnviroCheck took a soil sample. A Closure Assessment Report was sent to the Romney office that includes receipts of disposal and sampling results.**

Samples taken **no** Photos taken **yes**

Relayed to **N/A** Date \_\_\_\_\_ Time \_\_\_\_\_

Investigated by **Inspector Chad Swick** Date **5/4/18** Time **11:30am**



*Figure 1 1,000 gallon tank removal*



*Figure 2 Bottom of the tank where the small hole was.*

**EnviroCheck of Virginia, Inc.**  
120 Lovelane Street  
Bluefield, Virginia 24651  
276-322-1323

Romney EE

MAY 25 2018

RECEIVED

May 17, 2018

Mr. Chad Swick, *Environmental Inspector*  
**West Virginia Department of Environmental Protection**  
22288 Northwestern Pike  
Romney, West Virginia 26757

**Re: Heating Oil UST Closure Assessment Report**  
**Harmon Moats Residence**  
**2613 Moyers Gap Road**  
**Sugar Grove, West Virginia**

Dear Mr. Swick:

EnviroCheck of Virginia, Inc. (EC) is pleased to present this heating oil Underground Storage Tank (UST) Closure Assessment Report for the permanent closure of a 1,000 gallon heating oil UST identified at the above-referenced facility, herein referred to as the Site. The location of the heating oil UST is depicted on the attached site map. The heating oil UST was believed to have been leaking and Mr. Moats contracted to have the UST removed. Prior to EC's arrival, all fuel had been removed from the UST by Mr. Moat's fuel oil supplier to be reused.

The UST removal activities were conducted by EC personnel on May 4, 2018 with DEP personnel on-site. Using a mini-excavator, the UST was removed from the subsurface. Subsurface soils consisted of a reddish-brown clay with limestone rock. Photo-documentation is provided as an attachment to this letter. The UST was observed to be in fair condition with some pitting. Several small holes were observed in the tank bottom. The UST was cut and cleaned on-site, and transported to Recycle WV in Princeton, WV for disposal. A disposal manifest is provided as an Attachment for the tank. One 55-gallon drum of tank cleaning sludges was generated and the drum of tank sludges was disposed of by Environmental Options of Rocky Mount, Virginia. A disposal manifest for the drum of tank sludges is provided as an attachment.

EC personnel collected a single confirmation sample from the tank floor at approximately nine feet below surface grade. The tank was situated on a limestone bedrock unit. The soil sample

was analyzed by ESC Lab Sciences in Mount Juliet, TN for Total Petroleum Hydrocarbons-Diesel Range Organics (TPH-DRO). Laboratory Analytical Results for TPH-DRO were reported at 4, 430 mg/kg. Laboratory Data Sheets with Chain of Custody documentation is provided as an Attachment.

After removal of the UST, the tank basin was backfilled with the excavated material as no petroleum staining was observed of the soils surrounding the tank. Based upon tank closure assessment activities and confirmed by laboratory analysis, a limited petroleum release has occurred at the Site.

If you have any questions, please feel free to contact me at 276-322-1323.

**EnviroCheck of Virginia, Inc.**



Jacob L. Rhudy, III LRS  
*Operations Manager*

Cc: Mr. Harmon Moats

*Attachments:*

*Site Map*  
*Photodocumentation*  
*Tank Sludge Disposal Manifest*  
*Tank Disposal Manifest*  
*Laboratory Analysis*

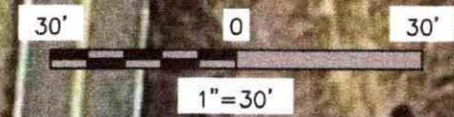
## **Site Map**



LEGEND

 Sample Location

 Home Heating Oil Tank



MAP 2 SITE MAP
HARMON MOATS RESIDENCE 2613 MOYERS GAP ROAD SUGAR GROVE, WEST VIRGINA

DATE: MAY 2018
SCALE: 1"=30'
CHECKED: JLR
DRAWN: TGR

Envirocheck of Virginia, Inc.  
120 Lovelane Street  
Bluefield, VA 26005



Energy, Environmental Consulting

# **Photodocumentation**



**Photo 1: View of UST before being removed.**



**Photo 2: Typical view of UST pit.**



**Photo 3: Typical view of UST pit.**



**Photo 4: Typical view of AST after being cut and cleaned for disposal.**

# LAND APPLICATION SITE EVALUATION

<b>General Information:</b>				<b>Site ID:</b> _____	
Site or Farm Name: <u>Samuel J. MacMichael site</u>		Latitude: <u>N38.58125°</u>		Generator: <u>MacMichael septic</u>	
Location: <u>2026 Sandy Ridge Rd.</u>		Longitude: <u>W079.38062°</u>		Material Type: <u>septage</u>	
City: <u>Sugar Grove County Pendleton</u>		Land Use: <u>Field</u>		Begin Date: <u>N/D</u>	
		Surrounding Land Use: <u>Forest</u>		Total Acres: <u>5-6 acres</u>	
Watershed: <u>Chesapeake Bay</u>		Basin: <u>Potomac</u>		Nearest Surface Water Intake: <u>N/D</u>	
Distance: <u>N/D</u>					
Type: <u>Initial</u>	<u>Followup</u>	<u>Complaint</u>	Karst area: YY <u>(N)</u>	Wellhead protection area: Y <u>(N)</u>	Leased Property: Y <u>(N)</u>
Odors: <u>None</u>	<u>Slight</u>	<u>Moderate</u>	<u>Severe</u>	<u>NE</u>	
Public Access: <u>Low exposure</u>			High Exposure <u>Fenced</u> <u>Posted</u>		

S=Satisfactory U=Unsatisfactory NE=Not Evaluated

S	U	Restricted Areas
✓		Land expected to flood on a regular basis
✓		Any area which would cause runoff to streams
✓		50 feet from surface water collection points
✓		200 feet from occupied dwellings
✓		200 feet from a water supply well
✓		50 feet from public roads and right-of-ways
✓		100 feet from a property line
✓		100 feet from limestone outcrops
✓		Any area where drainage leads to a sinkhole
✓		Slopes exceeding 15%
✓		Areas impacting threatened/endangered species

Field Information	Initial Evaluation
Field ID	<u>N/D</u>
Acres	<u>5-6</u>
Soil Type	<u>N/D</u>
Slope	<u>N/D</u>
Depth to bedrock	<u>N/D</u>
Depth to Gr. Water	<u>N/D</u>
Soil permeability Range	<u>N/D</u>
pH	<u>N/D</u>
Ag Lime Used	<u>YES</u>
Crop Type	<u>N/A</u>
Pasture	<u>N/A</u>

\* Be careful to maintain buffer zones in these areas.

Management Practices	S=Satisfactory	M=Marginal	U=Unsatisfactory	NE=Not Evaluated	NA=Not Applicable
<u>N/E</u> Loading Rate	<u>N/A</u>		30-Day waiting period for grazing	<u>N/E</u>	Storage
<u>N/E</u> Spreading Method	<u>N/A</u>		30-day waiting period for hay harvest	<u>N/E</u>	Nutrient Management
<u>N/E</u> Litter Control	<u>N/A</u>		Waiting period for other crop harvest		Other

<b>EVALUATION OF SITE SUITABILITY FOR LAND APPLICATION OF SEWAGE SLUDGE</b>	
This site appears suitable with noted exceptions: <u>Proceed with permitting process.</u>	This site is denied

Comments and Special Requirements:

Inspector met with Mr. MacMichael on July 21, 2021. The site appears to be suitable for the land application of septage. Photos of the field are attached.

Evaluated By: Chad Swick WVDEP Title: EE/Water & Waste Phone: 304-822-7266  
 Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Four Copies: 1: Inspector 2: Water Permits 3: Facility 4: Soil Conservation Agency

\* Mail a copy to: Samuel J. MacMichael; 2026 Sandy Ridge Rd., Sugar Grove, WV 26815



Figure 1

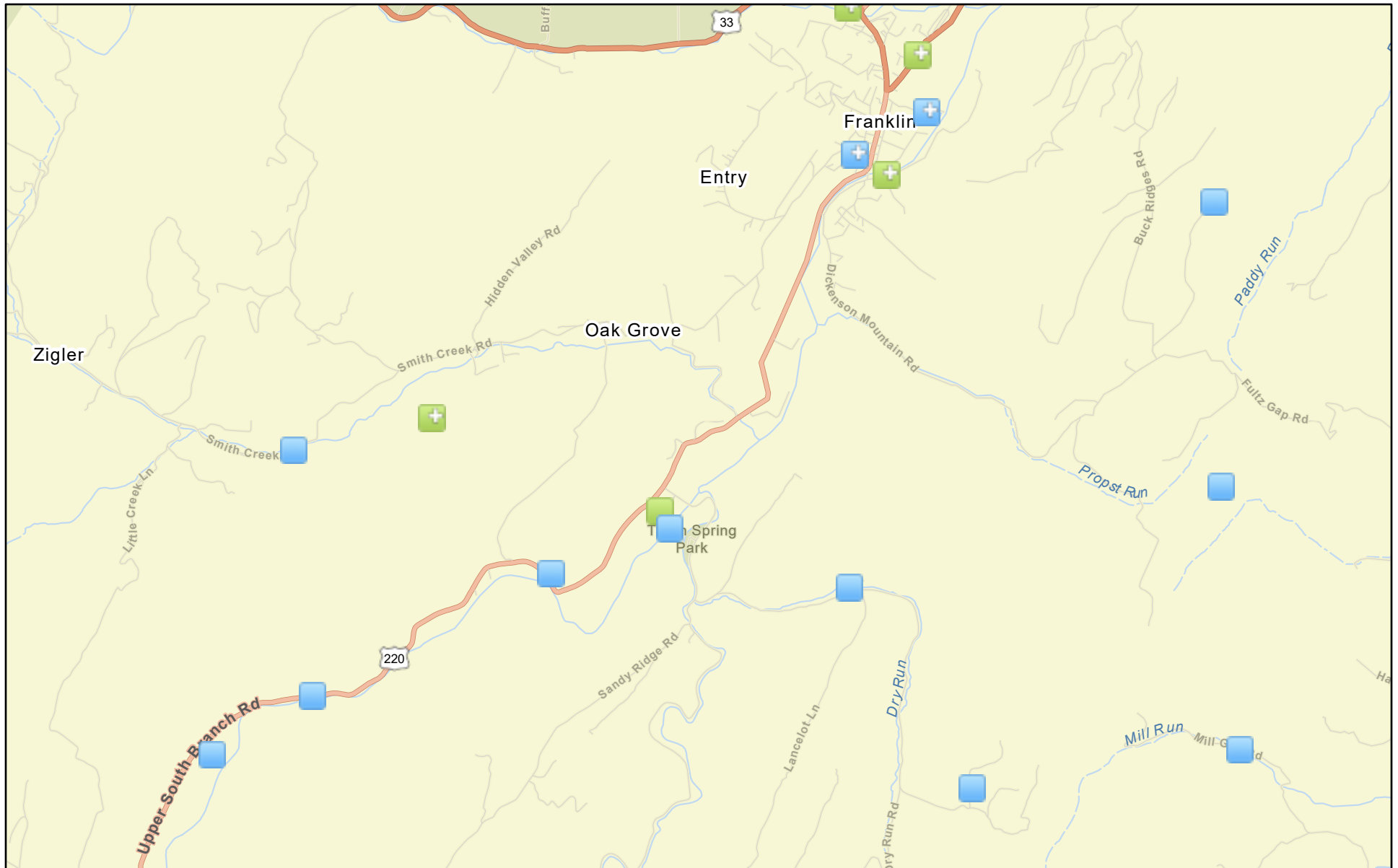


Figure 2

# Appendix: E

## *Environmental and Historical Research Information*

# Hazardous Waste Sites



May 9, 2023



Water Dischargers (NPDES)



Hazardous Waste (RCRAInfo)

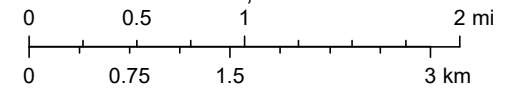


Water Dischargers (NPDES)



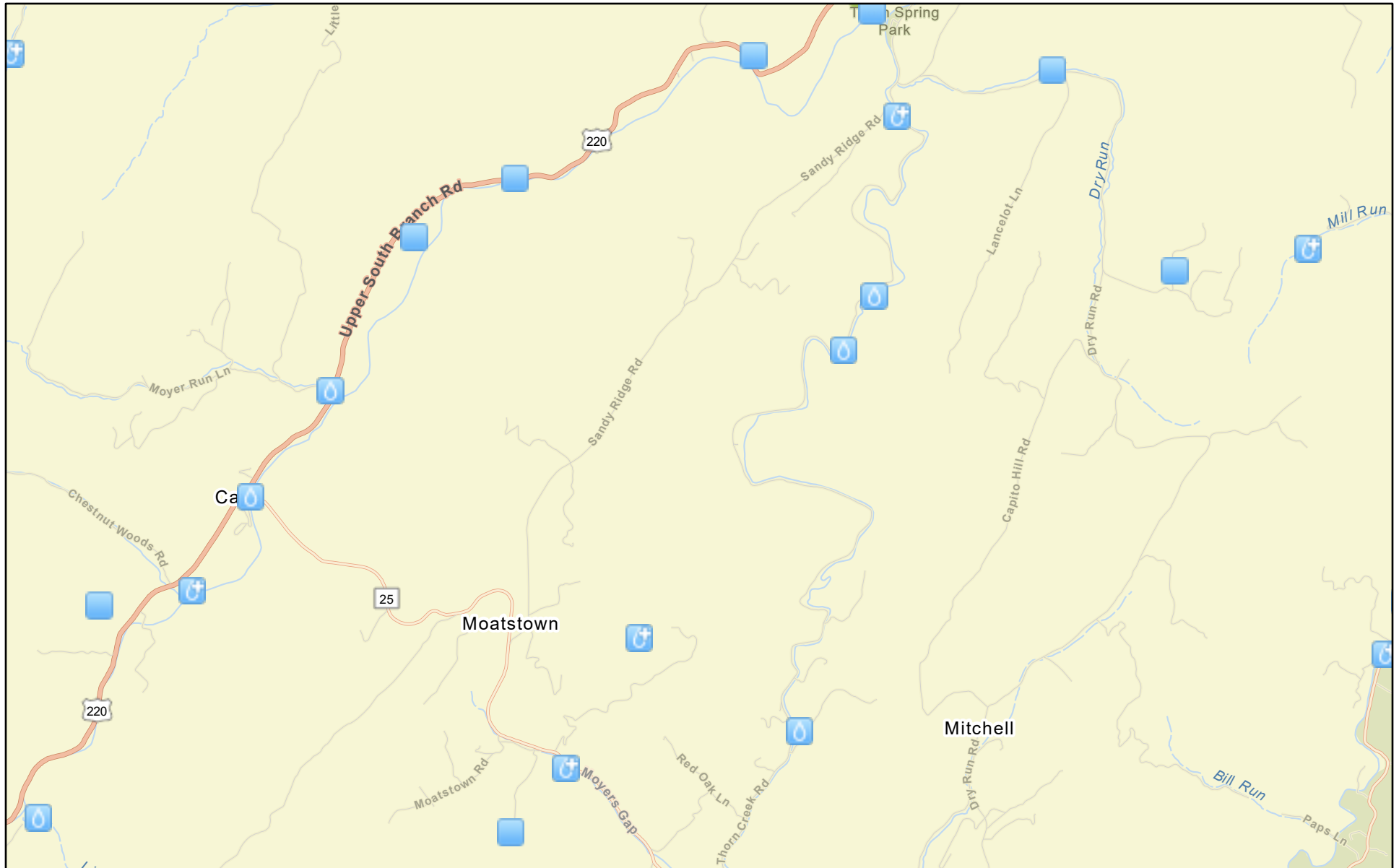
Hazardous Waste (RCRAInfo)

1:72,224



WVU Facilities, VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

# EPA Points of Interest



April 21, 2023

- |   |  |
|---|--|
|  EPA Water Monitors (STORET) |  Water Dischargers (NPDES)  |
|  EPA Water Monitors (STORET) |  Hazardous Waste (RCRAInfo) |

1:72,224

0 0.5 1 2 mi  
0 0.75 1.5 3 km

WVU Facilities, VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA





