

# Phase 2 Environmental Site Assessment

## 322 N. Grant Ave. (Union Pacific Property)

Date of Report: March, 2005

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.7

### Site Background

The subject site occupies approximately 0.7 acres of land located east of the Grant Avenue Viaduct, west of Main Avenue and encompasses portions of north and south of Jordan Creek. The area is surrounded by industrial/commercial properties. Multiple assessments and investigations including Phase I and II Environmental Site Assessments (ESAs) have been conducted on or near the site. The EWI Phase I ESA and BTA recommended soil sampling and analysis in the old rail areas. No specific location was identified, typical of non-point source RECs.



### Findings

Terracon Consultants Inc. completed a Phase II ESA of the property in March 2005. Eleven soil borings were advanced on the site. Three locations were converted to permanent groundwater monitoring wells. This Phase II environmental site assessment has determined that the potential for recognized environmental conditions identified in the Phase I environmental site assessment by ASTM E-1527 process is realized as measurable environmental impact on the property. This Phase II environmental site assessment has not identified conditions of imminent threat or public hazard consistent with the findings of the Brownfields Phase I environmental site assessment for this property.