

Phase 2 Environmental Site Assessment

610 N. National Avenue (Carter Mill)

Date of Report: November 2005

Assessment Funding: U.S. EPA Brownfields Assessment Grant

Acres: 1.2

Site Background

The subject site occupies approximately 1.2 acres of land north of Pine Street and between Prospect Avenue and National Avenue. The Forrester Group conducted a Phase I Environmental Site Assessment (ESA) of the subject property in 2001. Several Recognized Environmental Conditions (RECs) were noted in the Forrester Phase I report including application of fumigants associated with a grain warehouse, a fuel oil aboveground storage tank (AST), and abandoned electrical equipment.



Terracon Consultants Inc. completed an [updated Phase I ESA](#) of the property in November 2005. Terracon's Phase I ESA Update findings generally concur with the referenced Forrester report. The REC associated with grain storage and fumigant use, however, has apparently been disproved through the collection of non-detect Phase II soil data. Terracon's report identified Reyco Industries and SACO Petroleum facilities located directly south/southeast of the subject property as RECs due to their references in several environmental databases in response to petroleum releases to soil and groundwater.

Findings

Terracon Consultants Inc. completed a Phase II Assessment Report of the property in November 2005. A total of 12 judgmental soil borings were advanced on the site.

Phase II findings indicate low-level petroleum and petroleum-associated soil impacts in the former vicinity of the 25,000-gallon AST. Although only soil sample indicated reportable contaminant levels, petroleum-type staining was also observed in the 8.5 to 9.0 feet bgs interval obtained from another location. Available information and data strongly suggest that identified impacts are in connection with the 25,000-gallon AST formerly located on site. Associated soil impacts appear limited to the former vicinity of the AST, and appear more prevalent at depths greater than three feet bgs. Additional soil investigation, however, would be required to fully characterize soil conditions and define the extent of impact.

Assessment data do not indicate the need for additional investigation and/or corrective action in response to current exposure risks. Yet further assessment may provide valuable information with regard to future construction and redevelopment planning, particularly if developments are proposed within or adjacent to the former AST location and areas with identified subsurface debris and fill. The nature and scope of such efforts should be specific to the redevelopment planning proposed, and becomes of increased significance prior to initiating excavations or other earth-moving activities within or adjacent to the potential source areas referenced above. Terracon therefore recommends that detailed planning and discussions regarding assessment findings occur with developers, facility owners/operators, future residents, etc. prior to initiating any renovation, demolition, construction, or redevelopment activities on site.