

# Phase 2 Environmental Site Assessment

## 725 W. Olive St. (Champieux Property)

Date of Report: March 2005

Assessment Funding: EPA Brownfields Petroleum Assessment Grant

Acres: 0.4167

### Site Background

The subject site occupies approximately 0.4167 acres developed with a warehouse building that spans over Jordan Creek. Based on the review of historical sources, it appears that the warehouse building on the Property was constructed sometime between 1950 and



1956. Prior to construction of the warehouse building, the Property was unoccupied. The surrounding land use has always consisted of the Frisco and now BNSF rail yards including several warehouses. A Phase I ESA was conducted at the site which recommended sampling structure spill residues and soils.

### Findings

Terracon Consultants Inc. completed a Phase II Environmental Site Assessment (ESA) of the property in March 2005. Six soil borings were advanced on the site.

Detectable metals concentrations appear to be present variably throughout the Site to a depth of up to 13 feet bgs. The elevated lead concentrations appear to be related to the presence of fill material located throughout the Site. Slightly elevated arsenic concentrations appear to be present at variable depths, and may be related to the presence of fill material located throughout the Site and the adjacent railroad. Elevated concentrations of PAHs and detectable concentrations of VOCs appear to be present variably throughout the shallow soils at the Site. Impact appears to be generally located within the upper 0 to 3 feet bgs. Impact appears to be attributable to fill material present at the Site. Based on the laboratory analytical results, environmental impact to soil appears to be generally vertically delineated.