



# Seagull Environmental Technologies, Inc.

121 NE 72<sup>nd</sup> Street  
Gladstone, Missouri 64118  
www.seagullenvirotech.com

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

### 1049 West Poplar Street Site

**Date of Report:** June 5, 2014

**Acres:** Approximately 1.48 acres

### SITE BACKGROUND

Seagull Environmental Technologies, Inc. (Seagull) was tasked by the City of Springfield – Planning and Development Department to conduct a Phase I Environmental Site Assessment (ESA) of the 1049 West (W.) Poplar Street site in Springfield, Missouri. The 1049 W. Poplar Street site is comprised of three parcels that together encompasses 1.48 acres. The site will hereafter be referred to as the “subject property” or “site.”

The subject property is currently owned by Bruce and Vicki Bossi and operated as A1 Automotive Machine, LLC. The Bossi's have owned and operated the property were automotive repair purposes for approximately 25 years. The site is northeast of the W. Poplar Street and North (N.) Franklin Avenue intersection. The subject property contains a 7,200-square-foot (ft<sup>2</sup>) site building that is currently occupied by A1 Machine, LLC. The site building contains eight separate bays. The property also contains a wood shed, two tractor trailers, and a metal cargo box that are used for storage. Additionally, numerous pieces of machinery, equipment, and inoperable vehicles are located on the property. The north portion of the site is covered by grass and is vacant.

Historically the site has contained residences. Currently and historically, the area surrounding the subject property is (and has been) primarily occupied by residential properties. However, commercial properties are south and west of the site.

The following significant findings were identified from review of historic records, environmental database review, site reconnaissance, or interviews:

- Interviews with the current property owner and records review determined the subject property is currently and has historically been operated as an automobile repair business. Specifically, the property has been operated for this purpose since the early 1990s. Business use includes the use of chemicals for parts degreasing, as well as the recovery of petroleum products. Current and historical use for automotive repair poses a REC to the subject property.
- During the site reconnaissance, various automotive-related chemicals and petroleum products were determined to be present inside the site building. The subject property buildings is currently in operation for automotive repair.
- During site reconnaissance activities, it was determined ACM is likely present at/in buildings located on the subject property. The presence of ACM is of environmental concern.

Based on the identification of these RECs and other issues of concern, Seagull provides the following recommendations:

- A Phase II ESA of the subject property should be performed to determine if historical operations at the site have resulted in impacts to soil and groundwater. Soil and groundwater (if encountered) samples should be collected and analyzed for contaminants commonly associated with automotive repair activities, including petroleum products.
- If future plans for the site buildings include renovation/demolition activities, then an asbestos inspection should be completed. Future demolition or renovation of building materials determined to contain ACM (including abatement and disposal activities) should be conducted in accordance with applicable local, state, and federal regulations.
- Chemical and petroleum products currently remaining at the site should be removed for proper use or disposal prior to property transfer.