

Concordia  
SP-2013-0476C  
Site Photos



Area of fill between new softball field and existing baseball field to match fill left from that construction looking west



Area of proposed cut for new softball field looking north



Area of proposed cut and fill within southern detention/water quality pond looking east



Example of fill approved with the previous variance granted for the baseball field



June 10, 2014

City of Austin  
Planning and Development Review Department  
505 Barton Springs Road  
Austin, TX 78767

**Re: Variance Request Letter – Cut and Fill  
Concordia University Texas - Site Plan Application SP-2013-0476C  
11400 Concordia University Drive  
Austin, Texas 78726**

To Whom It May Concern:

## **INTRODUCTION**

Please accept this letter as a request for a variance to the Lake Austin Ordinance #840301-F, Sections 9-10-409(A) and 9-10-409(B) for a max cut of +/- 9.25 ft and a max fill of +/- 14.85' for the above referenced project.

## **PROJECT DESCRIPTION**

The Concordia University Texas campus is an existing campus located at 11400 Concordia University Drive in northwest Austin, Texas and Travis County. The existing property is approximately 383 acres including approximately 250 acres of preserve land. The campus has existing improvements including buildings, athletic facilities, private drives, underground utilities storm drains, stormwater ponds, and auxiliary improvements.

The proposed campus improvements include a softball facility, an athletic building, private drives, pedestrian improvements, and associated site improvements. This project is located within the Bull Creek Watershed, classified as a Water Supply Suburban Watershed. The site is located within the Edwards Aquifer Recharge Zone according to the City of Austin GIS. Critical water quality zones, water quality transition zones, and critical environmental features are located on the southern and eastern portion of the site. No development will occur in these locations. The existing slopes range up to +/-15% in the area of proposed development. The terrain is heavily wooded and has some grass cover.

No requests for a variance to CEF buffers, WQTZ or CWQZ areas are being requested. If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. J. Smith", with a stylized flourish at the end.

Robert J. Smith, P.E.  
Project Manager



## ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE

Insert Applicant Variance Request Letter here.

### PROJECT DESCRIPTION

#### Applicant Contact Information

Name of Applicant	Kimley-Horn and Associates, Inc. – Robert J. Smith, P.E.
Street Address	10814 Jollyville Road, Avalon IV, Suite 300
City State ZIP Code	Austin, Texas 78759
Work Phone	512-418-4517
E-Mail Address	<a href="mailto:Rob.smith@kimley-horn.com">Rob.smith@kimley-horn.com</a>

#### Variance Case Information

Case Name	Concordia University Texas Softball Field
Case Number	SP-2013-0476C
Address or Location	11400 Concordia University Texas
Environmental Reviewer Name	Jim Dymkowski
Applicable Ordinance	Lake Austin Ordinance #840301-F, Sections 9-10-409(A) and 9-10-409(B)
Watershed Name	Bull Creek
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone
Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input checked="" type="checkbox"/> Northern Edwards Segment <input type="checkbox"/> Not in Edwards Aquifer Zones



Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	The Water Quality and Detention Facility is located 100' away from the centerline of a classified waterway. All paving, softball field, field house, and other site infrastructure is located significantly further from the waterway.
Water and Waste Water service to be provided by	Austin Water Utility
Request	The variance request is as follows (Cite code references: The Variance Request is for a variance to the Lake Austin Ordinance #840301-F, Sections 9-10-409(A) and 9-10-409(B) for a max cut of +/- 9.25 ft and a max fill of +/-14.85'.

Impervious cover	Existing	Proposed
square footage:	____1,161,310____	____1,303,847____
acreage:	____26.66____	____29.92____
percentage:	____7.93____	____8.30____
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>The Concordia University Texas campus is an existing campus located at 11400 Concordia University Drive in northwest Austin, Texas and Travis County. The existing property is approximately 383 acres including approximately 250 acres of preserve land. The campus has existing improvements including buildings, athletic facilities, private drives, underground utilities storm drains, stormwater ponds, and auxiliary improvements.</p> <p>The proposed campus improvements include a softball facility, an athletic building, private drives, pedestrian improvements, and associated site improvements. This project is located within the Bull Creek Watershed, classified as a Water Supply Suburban Watershed. The site is located within the Edwards Aquifer Recharge Zone according to the City of Austin GIS. Critical water quality zones, water quality transition zones, and critical environmental features are located on the southern and eastern portion of the site. No development will occur in these locations. The existing slopes range up to +/-15% in the area of proposed development. The terrain is heavily wooded and has some grass cover.</p>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)

The proposed cut and fill does not comply with the applicable code for the project. Cut and fill is restricted to 4' max per the Lake Austin Ordinance #840301-F, Sections 9-10-409(A) and 9-10-409(B). The proposed project proposes a max cut of +/- 9.25 ft and a max fill of +/- 14.85' in order to construct a water quality and detention facility, a water quality channel, a softball field, and the associated parking for the +/-12,000 sf fieldhouse.

## **FINDINGS**

A. Land Use Commission variance determinations from Sections 9-10-409(a) and 9-10-409(b) of the Lake Austin Ordinance:

According to Section 9-10-377 (a) of the Lake Austin Ordinance, Variances from the terms of this division may be granted by the Planning Commission only if it is found that:

1. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development? ***Yes, a variance to Lake Austin Ordinance #840301-F, Sections 9-10-409(a) and 9-10-409(b) was granted on April 15, 2008 for a max cut of +/-5.8' and a max fill of +/- 17.5' to construct a parking area, baseball field, and fieldhouse for the Concordia University Texas City under City of Austin Case#SP-2007-0231C.***
2. Does the project demonstrate minimum departures from the terms of the ordinance necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences? ***Yes, the variance is the minimum departure necessary to avoid the deprivation of privileges enjoyed by such other property and to allow for the University to construct a building and softball field in accordance with the allowable land use. The existing grades on the property in the area of proposed construction range up to +/-15%. It will be necessary to exceed the allowable cut and fill of 4' in order to construct the softball field meeting the slopes as required by the NCAA and the associated parking and water quality/detention facility. A Partial Bio-filtration pond has been provided for runoff from the softball field with a planting count that exceeds the minimum has been provided to ensure that there are no significant probabilities of harmful environmental consequences. A partial sedimentation filtration pond has been provided and a live channel with stilling basins has been provided to treat the runoff from the pavement and the building. In addition, extensive level flow spreaders and stilling basins have been provided to ensure that velocities are reduced to protect against erosion.***

3. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land after October 20, 1983. **YES, the proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development and it is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land after October 20, 1983. The Concordia property is currently subdivided into two large lots and in no way has been subdivided in a way that would limit development in regard to cut and fill. The proposed improvements are on Lot 2 of the Amended Plat of Lots 2, 3, and 4 Schlumberger Subdivision which amended Lots 2, 3 and 4 into one +/-383 acre lot. This amendment to the plat has no effect on cut and fill.**

**\*\*Variance approval requires all above affirmative findings.**



## Exhibits for Board Backup and/or Presentation

Please attach and paginate.

- Aerial photos of the site (backup and presentation)
- Site photos (backup and presentation)
- Aerial photos of the vicinity (backup and presentation)
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways (backup and presentation)
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties. (backup and presentation)
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. (backup and presentation)
- Site plan showing existing conditions if development exists currently on the property (presentation only)
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan (backup and presentation)
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc. (backup and presentation)
- An Environmental Assessment pursuant to ECM 1.3.0 (if required by 25-8-121) (backup only)
- Applicant's variance request letter (backup only)



### City of Austin Environmental Assessment Update

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**To:** Rob Smith, Kimley-Horn and Associates  
**From:** Mark T. Adams P.G./C.A.P.M., Kevin Ramberg, aci consulting  
**Subject:** Concordia Softball Complex Tract  
**Date:** December 09, 2013

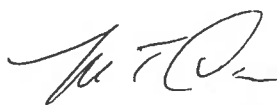
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In November 2013 aci consulting assisted with locating previously identified Critical Environmental Features (CEFs) during a site meeting with representatives of the City and Travis County. The purpose of the site meeting was to relocate several features identified in the 2006 City of Austin Environmental Assessment (EA) in order to allow a detailed ground survey by a licensed surveyor. Attached is a map showing the located features and the Critical Habitat Unit (CHU) 6. This survey was limited to the southwestern portion of the Concordia site and is associated with the proposed softball complex project site.

At the time of the initial site visit (November 13, 2013), all springs shown on the map (Figure 1) were actively discharging water and water was continuous between the springs in the drainage. On the second visit, with the survey crew (November 18, 2013) no water was flowing from the upper spring (Spring 1) and little or no water was flowing from Spring 2. CHU 6 was flowing during this second visit.

Please feel free to contact me at (512) 775-3968 or [madams@aci-group.net](mailto:madams@aci-group.net) if you have any questions or comments.

Sincerely,



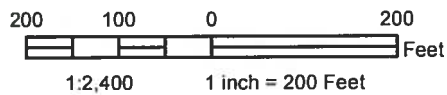
Mark T. Adams P.G./C.A.P.M.



bing™

Image courtesy of USGS state of Michigan © AND © 2013 Nokia © AND

This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.



- Rimrock Features
- Springs/Spring Pool Features
- Easements
- Survey Boundary





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## **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**Former Schlumberger Facility  
8311 Ranch Road 620 North  
Austin, Travis County, Texas**

**Project No. 96067534  
August 24, 2006**

**Prepared for:**

**HS&A  
901 South MoPac Expressway  
Building V, Suite 200  
Austin, Texas 78746**

**Prepared by:**

**Terracon Consultants, Inc.  
Austin, Texas**





5307 Industrial Oaks Boulevard  
Suite 160  
Austin, Texas 78735  
Phone 512.442.1122  
Fax 512.442.1181  
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August 24, 2006

Mr. David Stauch  
HS&A  
901 South MoPac Expressway  
Building V, Suite 200  
Austin, Texas 78746

Telephone: 512-472-4600  
Fax: 512-472-4608  
Email: dstauch@hsatx.com

Re: Phase I Environmental Site Assessment  
Former Schlumberger Facility  
8311 Ranch Road 620 North  
Austin, Travis County, Texas  
Project No. 96067534

Dear Mr. Stauch:

We are pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. A cursory summary of findings is provided in Section 8.0. However, details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

We appreciate the opportunity to perform these services for you. Please contact us if you have questions regarding this information or if we can provide any other services.

Sincerely,

**Terracon Consultants, Inc.**

Prepared by:

Melissa S. Stevens  
Project Manager

Reviewed by:

Hilary D. Johns, P.G.  
Senior Technical Review



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**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**Former Schlumberger Facility**  
**8311 Ranch Road 620 North**  
**Austin, Travis County, Texas**  
**Project No. 96067534**

**EXECUTIVE SUMMARY**

This Phase I ESA of the above-referenced site was performed in accordance with our proposal dated August 1, 2006 and in general accordance with the consensus document known as ASTM E 1527-00, a guide for conducting Environmental Site Assessments. Melissa S. Stevens and Kati C. Allen of Terracon Consultants, Inc. (Terracon) performed the site reconnaissance on August 15, 2006.

A cursory summary of findings is provided below. However, details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

- The 438.81-acre site is located at 8311 Ranch Road 620 North in Austin, Travis County, Texas. The site was formerly occupied by Schlumberger and was constructed from vacant land in the mid-1980s. The site is divided into four lots (Lot 1 through Lot 4). The western portion of Lot 2 is improved with six buildings (five office buildings and a cafeteria) and a portion of Lot 4 is improved with a recreation area (which includes restroom facilities, BBQ pits, a volleyball court, and a playground area). The remainder of the site is heavily vegetated vacant land. At the time of the site reconnaissance, the site was unoccupied except for Building F, which was occupied by Axalto, and is reportedly used as an office building.
- The site and surrounding properties were primarily vacant, undeveloped land with scattered roads and creek tributaries from 1921 until the early 1970s when rural structures were evident on the site and surrounding properties. Ranch Road 620 North was developed to the west of the site from 1940 through the present day. The site remained relatively unchanged until the late 1980s when the former Schlumberger Facility was developed on the western portion of the site. By the early 1990s, the on-site homestead (on the southwestern portion of the site) was replaced by a recreational center, and a few small agricultural structures were evident on the surrounding properties. By the early 2000s, apartment complexes were developed to the west of the site.
- A review of available regulatory database information was conducted for specified federal and state agencies. Based on a review of the regulatory databases, no regulated facilities were identified within the specified search radii.

- At the time of the site reconnaissance, three hydraulic elevators and one freight elevator were observed during the site reconnaissance. According to Mr. David Cherry, property manager, the elevators are maintained by Thyssen-Krupp Elevators, and were inspected in December 2005; no major problems or concerns were reported. Minor concrete staining was observed within the three hydraulic elevator pits. Based on the minimal nature of the releases and the relatively low impervious nature of concrete, the staining appears to be a *de minimis* condition that does not constitute a REC in connection with the site at this time. When no further use is intended, the elevator components should be removed and disposed of in accordance with applicable regulations. Terracon has found that there is a high incidence of hydraulic fluid releases from elevators with underground hydraulic components; however, these releases usually affect relatively small amounts of native soil and rarely result in groundwater impact. In Terracon's opinion, evaluation of the elevators using soil borings is of limited value; therefore, the subsurface conditions around the vicinity of the elevators should be evaluated only after the elevators are removed.

At the time of the site reconnaissance, a large plastic above ground storage tank (AST) of deodorizer was observed on a concrete slab to the northwest of Building B. According to Mr. Cherry, the AST is maintained by US Filter and discharges into the sanitary sewer to control the odor. At the time of the site reconnaissance, a release was observed around the AST. Based on the nature of its contents, the release does not appear to constitute a REC in connection to the site; however, the AST should be repaired to minimize future releases.

At the time of the site reconnaissance, one septic tank and leach field was formerly located on Lot 1 and a septic tank and leach field is located on Lot 4, near the recreation area. According to Mr. Cherry, the septic system formerly located on Lot 1 was removed in accordance with applicable regulations when City services were provided to the site. At the time of the site reconnaissance, a large pile of soil was observed on Lot 1 which was reportedly used to fill in the hole during the removal of the septic system. No noxious odors or distressed vegetation was observed in the vicinity of the septic systems. Based on the operational history of the septic systems (non-manufacturing or production), the septic tanks and/or leach fields present on site would not appear to constitute a REC in connection with the site. However, if no further use is intended, the septic system on Lot 4 should be removed/abandoned in accordance with applicable regulations.

At the time of the site reconnaissance, trash/debris (including, but not limited to, trash cans, wood pallets, granite rocks, pieces of concrete slabs, landscaping debris, and gravel piles) were observed on Lot 1 and the northwestern portion of Lot 2. According to Mr. Cherry, the gravel piles are excess material from trenching activities associated with renovations to the HVAC systems. No spills, releases, distressed vegetation, or noxious odors were observed associated with the trash/debris at the time of the site

reconnaissance. Based on site observations, the trash/debris does not appear to constitute RECs in connection to the site at this time. It should be noted that the trash/debris should be removed and disposed of in accordance with applicable regulations.

At the time of the site reconnaissance, the site was equipped with two water wells which have reportedly been capped. One water well was observed near the parking lot area just west of Building A and the other was located near the recreation area. If the water wells are likely to be used in the future, they should be tested by a licensed laboratory to evaluate water quality. If no further use is intended, they should be plugged in accordance with the Texas Water Well Driller's Rule 30 TAC 338.48, and a plugging report be filed with the State of Texas Water Well Driller's Board.

### **Recommendations**

Based on the scope of services and limitations of this assessment, Terracon did not identify recognized environmental conditions in connection with the site, which in our opinion, require additional investigation at this time.



## PHASE I ENVIRONMENTAL SITE ASSESSMENT

Former Schlumberger Facility  
8311 Ranch Road 620 North  
Austin, Travis County, Texas  
Project No. 96067534

### 1.0 INTRODUCTION

#### 1.1 Site Description

##### Site Description

Site Name	Former Schlumberger Facility
Site Location/Address	8311 Ranch Road 620 North, Austin, Travis County, Texas
Land Area	438.81 Acres
Site Improvements	Six buildings, a recreational area, and associated driveways and parking lots

The site location is depicted on Figure 1 in Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. A Site Drawing of the site and adjoining properties is included as Figure 2 in Appendix A. Acronyms and terms used in this report are described in Appendix E.

#### 1.2 Scope of Services

This ESA was performed in accordance with our proposal dated August 1, 2006, and in general accordance with the consensus document known as ASTM E 1527-00, a guide for conducting Environmental Site Assessments. The purpose of this ESA was to assist the client in developing information to identify recognized environmental conditions (RECs) in connection with the site as reflected by the scope of this report. This purpose was undertaken through a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations and ASTM deviations are evident from reviewing the applicable scope of services and the report text.

#### 1.3 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care but may be limited by conditions encountered during performance, a client-driven scope of services, or inability to review information not received by the report date.

Phase I environmental site assessments, such as the one performed at this site, are of limited scope, are noninvasive and cannot eliminate the potential that hazardous, toxic or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

#### **1.4 Additional Scope Limitations and ASTM Exceptions**

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, business environmental risk evaluations or other services not particularly identified and discussed herein. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not or was not received by the issuance date of the report. Consideration of such information is beyond the scope of this assessment. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. Purchase price data, specialized knowledge or experience of the client, and activities and land use limitations, and environmental lien information were not provided by the client for evaluation unless otherwise specified herein. This ESA was further limited by the following:

- *Credentials of the environmental assessors (resumes) and of the company (Statement of Qualifications) have not been included in this report but are available upon request.*
- *Pertinent documents are referred to in the text of this report, and a separate reference section has not been included.*
- *Due to dense vegetation and steep terrain, undeveloped portions of the site could not be accessed and surface conditions could not be observed.*

- *Portions of the site are part of the Balcones Preserve and reportedly can not be accessed unless accompanied by a Texas Parks and Wildlife employee; therefore, these portions of the site could not be accessed and surface conditions could not be observed.*

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

### **1.5 Reliance**

This ESA report has been prepared for the exclusive use and reliance of HS&A. Use or reliance by any other party is prohibited without the written authorization of HS&A and Terracon.

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement for Services. The limitation of liability defined in the Agreement for Services is the aggregate limit of Terracon's liability to the client and all relying parties.

## 2.0 PHYSICAL SETTING

### Physical Setting

PHYSICAL SETTING INFORMATION FOR SITE AND SURROUNDING AREA		SOURCE
Topography (Refer to Appendix A for an excerpt of the Topographic Map)		
Site Elevation	Approximately 780 to 1,000 feet above mean sea level	Jollyville, Texas USGS Topographic Quadrangle Map, 1987
Surface Runoff/ Topographic Gradient	Varies across the site, typically flowing to on-site creek tributaries.	
Nearest Surface Water	Tributaries of Bull Creek are located throughout the site.	
FEMA Map		
Zone	Zone A and X	FEMA Flood Insurance Rate Map, Community Panel Number 48453C0240 E, June 16, 1993
Description	Zone A - Special flood hazard areas inundated by 100-year flood; no base flood elevations determined  Zone X - Areas determined to be outside the 500-year floodplain	
Soil Characteristics		
Soil Type	Brackett Association and Tarrant Association	Soil Survey of Travis County, Texas, USDA, Soil Conservation Service, 1974
Description	Brackett Association - These soil types are typically gently undulating to steep soils capped in places by soils on narrow ridges; have permeabilities in the range of 0.20 to 0.63 inches per hour; and are highly corrosive to uncoated steel.  Tarrant Association - These soil types are typically nearly level to steep soils on high ridges; have permeabilities in the range of 0.20 to 0.63 inches per hour; and are highly corrosive to uncoated steel.	
Geology/Hydrogeology		
Formation	Edwards Formation (Ked), Walnut Formation (Kwa), and Glen Rose Foundation (Kgr)	"Austin Sheet," <i>Geologic Atlas of Texas</i> , Bureau of Economic Geology, The University of Texas at Austin, 1974
Description	Ked – Limestone and dolomite, light gray to tan, hard to soft, thin to thick bedded, fine to medium grained; fossil rudist and nodular chert common; solution collapse zone near middle Kwa – Limestone, marl, and marly limestone, gray to tan, soft to hard, thick to thin bedded, massive to nodular, fine to medium grained Kgr - Limestone, dolomite and marl, gray to tan, alternating hard and soft beds forming stairstep topography, thick to thin bedded, fine to medium grained	

PHYSICAL SETTING INFORMATION FOR SITE AND SURROUNDING AREA		SOURCE
<i>Primary Aquifer</i>	Trinity Group and Edwards Aquifer	<i>Groundwater Quality of Texas – An Overview of Natural and Man-Affected Conditions</i> , Texas Water Commission, 1989
<i>Environmentally Sensitive Areas</i>	Outside the Edwards Aquifer Recharge and Transition zones	Texas Water Development Board/ Edwards Aquifer Conservation District Maps
<i>*Hydrogeologic Gradient</i>	Not known – may be inferred to be parallel to topographic gradient (See discussion below*)	
<b>Site Water Source</b>	City of Austin	

\*The groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be ascertained.

### 3.0 HISTORICAL USE INFORMATION

#### 3.1 Historical Topographic Maps

Readily available USGS historical topographic maps were obtained from Terracon's in-house library, and selected maps were reviewed to identify RECs in connection with the site. Selected historical topographic maps are summarized below. Facilities/features which have been identified as requiring further inquiry are shown in bold italics.

#### Historical Topographic Maps

USGS Map/Date	Direction	Description
Austin, Texas 1921	Site	The site and surrounding properties are primarily vacant, undeveloped land with scattered roads and creek tributaries.
	North	
	East	
	South	
	West	



USGS Map/Date	Direction	Description
Jollyville, Texas 1987	Site	The site is primarily vacant, undeveloped land with unnamed creek tributaries of Bull Creek evident on the site. Unimproved roads are evident on the northern, eastern, and southern boundaries of the site, and a residential structure is evident on the southwestern portion of the site.
	North	The properties to the north of the site are primarily vacant, undeveloped land with unnamed creek tributaries of Bull Creek and unimproved roads evident.
	East	A residential structure, unimproved roads, and Bull Creek are evident along the eastern boundary of the site, followed by vacant, undeveloped land.
	South	The properties to the south of the site are primarily vacant, undeveloped land with a residential structure, a barn-type structure, unimproved roads, and unnamed creek tributaries of Bull Creek evident.
	West	Vacant, undeveloped land is evident to the adjacent west of the site, followed by Ranch Road 620 North.

### 3.2 Historical Aerial Photographs

Selected historical aerial photographs from the Austin History Center (AHC), the United States Department of Agriculture – Agricultural Stabilization and Conservation Service (ASCS), and the Texas Department of Transportation (TxDOT) were reviewed at approximate 10- to 15-year intervals to identify RECs in connection with the site. Photograph quality and scale may limit evaluation of these aerals. Selected photographs are summarized in the table below. Facilities/features which have been identified as requiring further inquiry are shown in bold italics.

#### Historical Aerial Photographs

Date, Source & Photo ID Number	Direction	Description
1940 AHC COR-9-24/ COR-15-29	Site	The site and surrounding properties are primarily vacant, undeveloped land with scattered roads and creek tributaries. Ranch Road 620 North is evident to the west of the site.
	North	
	East	
	South	
	West	

Date, Source & Photo ID Number	Direction	Description
1951 ASCS Index	Site	The site and surrounding properties appear to be relatively unchanged from the previous photograph.
	North	
	East	
	South	
	West	
1964 ASCS Index	Site	The site and surrounding properties appear to be relatively unchanged from the previous photograph.
	North	
	East	
	South	
	West	
1973 ASCS 173-100	Site	An apparent homestead is evident on the southwestern portion of the site. The remainder of the site is relatively unchanged from the previous photograph.
	North	The surrounding properties appear to be relatively unchanged from the previous photograph. A residential structure and apparent livestock pens are evident along the eastern boundary of the site; a barn-type structure is evident to the south of the site (just south of the on-site homestead), and residences are evident to the southwest of the site.
	East	
	South	
	West	
1980 TxDOT 1-13-282/ 1-12-237	Site	The site and surrounding properties appear to be relatively unchanged from the previous photograph.
	North	
	East	
	South	
	West	
1990 TxDOT 2-11-212	Site	The site is developed with the former Schlumberger facility. Soil piles and a shed-type structure are evident on the northwestern portion of the site. The remainder of the site is relatively unchanged from the previous photograph.
	North	The surrounding properties appear to be relatively unchanged from the previous photograph.
	East	
	South	
	West	

Date, Source & Photo ID Number	Direction	Description
1995 TxDOT 2-17-536	Site	The soil piles on the northwestern portion of the site appear to have been removed or leveled. The homestead area appears to have been developed into a recreational area. The remainder of the site appears to be relatively unchanged from the previous photograph.
	North	The surrounding properties appear to be relatively unchanged from the previous photograph. A few small agricultural structures are evident on the surrounding properties.
	East	
	South	
	West	
2001 TxDOT 6-31-1292/ 6-31-1294	Site	The site and surrounding properties appear to be relatively unchanged from the previous photograph. Apartment complexes have been developed to the northwest and west of the site.
	North	
	East	
	South	
	West	
2005 Aerials Express Index	Site	The site and surrounding properties appear to be relatively unchanged from the previous photograph.
	North	
	East	
	South	
	West	

Please see Section 5.2 for further discussion of the identified soil piles.

### 3.3 Historical City Directories

Cole and Polk city directories used in this study were made available through the Austin History Center (selected years reviewed: 1954-2005) and were reviewed at approximate five year intervals, if readily available. Since these references are copyright protected, reproductions are not provided in this report. The street address for the site was identified as 8311 Ranch Road 620 North. Street listings for the site were not available prior to 1987. City Directories for the surrounding properties were not available prior to 1989. Facilities which have been identified as requiring further inquiry are shown in bold italics.

### Historical City Directories

Property	Address/Listings from Historical City Directories
Site	<b>8311 Ranch Road 620 North</b> – Schlumberger (1987-2005), Global Soft (1999-2000)
North	<b>8801 Ranch Road 620 North</b> – Fairfield Properties (2005), Sonterra Apartments (2001-2005), Austin Automation (2005) <b>10320 Boulder Lane</b> – apartments (2005)
East	No listings
South	<b>Zimmerman Lane</b> – residential (1984-2005), Mesa Rosa Restaurant (2005)
West	<b>8021 Ranch Road 620 North</b> – Archstone Smith Trust (2005), Cantebrea Crossing Apartments (2000-2005) <b>8025 Ranch Road 620 North</b> – Apartments (2005) <b>8075 Ranch Road 620 North</b> – residence (2005) <b>8120 Ranch Road 620 North</b> – residence (2005) <b>8502 Ranch Road 620 North</b> – residence (2005) <b>8600 Ranch Road 620 North</b> – Verandah at Grandview Hills (2001-2005), <i>Its Maid For You (2005)</i> <b>8610 North RR 620</b> – Four Paws at Four Points (2000-2005), residence (1985-1990) <b>8708 Ranch Road 320 North</b> – Texas Beef Council (1996-2005)

During the city directory review, Its Maid For You was listed at the same address as an apartment complex (8600 Ranch Road 620 North and west of the site) in 2005. Based on this information, it appears that the listing was likely associated with an apartment tenant that conducts in-home/business cleaning services and, therefore, does not appear to constitute a REC in connection to the site at this time.

### 3.4 Historical Fire Insurance Maps

In the late nineteenth century, the Sanborn Company began preparing maps of central business districts for use by fire insurance companies. These maps were updated and expanded geographically periodically through the twentieth century. The Sanborn maps often indicate construction materials of specific building structures and the location of fuel storage tanks.

Based upon review of the Sanborn map index on the City of Austin online library website, Sanborn maps were not available for the site area.

### 3.5 Ownership Information

Land title records were not reviewed as part of the agreed-upon scope of services. According to information obtained from the Travis Central Appraisal District website, the site is currently listed as being owned by USL Austin Reserve LP.

### **3.6 Historical Interviews**

An interview was conducted with Mr. David Cherry, Chief Engineer with Transwestern since December 2005. According to Mr. Cherry, he was the Facilities Director with Schlumberger from 1987 until December 2005. Mr. Cherry indicated that the on-site buildings were primarily used as offices and no research laboratories or assembly activities were located/conducted on the site, and only computer hardware was operated on-site. Mr. Cherry was unaware of any emergency generators, parts washers, grit traps, landfilling activities, above ground fueling tanks, underground storage tanks, or any other environmental concerns associated with the site. Please see Section 5.2 for further discussion of on-site interviews.

### **3.7 Prior Report Review**

Previous environmental reports for the site were not provided for review.

## **4.0 REGULATORY RECORDS REVIEW**

United States EPA and State of Texas database information was provided by GeoSearch, a contract information services company, to review for indications of potential environmental concerns on and in the vicinity of the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated, and the scope herein did not include location of facilities listed as "unlocatable". Please note that Terracon corroborates the locations of the identified regulatory facilities in relation to the site during the area reconnaissance or by using street maps with listed block numbers. Therefore, the distances listed on the database report may not correspond to the distances listed in the text of the report.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient relative to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be ascertained.

### **4.1 Federal and State Databases**

The number of facilities identified on federal and state databases within the indicated search radii are listed in the following table. The database search report is included in Appendix C, and the database definitions and descriptions are included in Appendix E.



### Federal and State Databases

Database	Description	Radius (Miles)	Identified Facilities
<b>Federal</b>			
<b>NPL</b>	This database includes USEPA National Priority List sites that fall under the EPAs Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.	1.0	None
<b>CERCLIS/ NFRAP</b>	CERCLIS is the repository for site and non-site specific Superfund information in support of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This database contains an extract of sites that have been investigated or are in the process of being investigated for potential environmental risk.  This database includes sites, which have been determined by the EPA, following preliminary assessment, to no longer pose a significant risk or require further activity under CERCLA. After initial investigation, no contamination was found, contamination was quickly removed or contamination was not serious enough to require Federal Superfund action or NPL consideration.	0.5	None
<b>RCRAC</b>	Resource Conservation & Recovery Act Information System. Hazardous waste handlers with RCRA corrective action activity.	1.0	None
<b>RCRAT</b>	Resource Conservation & Recovery Act Information System. Hazardous waste handlers engaged in the treatment, storage or disposal of hazardous waste.	0.5	None
<b>RCRAG</b>	Resource Conservation & Recovery Act Information System. The Resource Conservation and Recovery Act (RCRA) Generators database, maintained by the USEPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as large, small, or conditionally exempt.	0.1	None
<b>ERNS</b>	Emergency Response Notification System. The EPA database contains data on reported releases of oil and hazardous substances. The data comes from spill reports made to the EPA, US Coast Guard, the National Response Center and/or the Department of Transportation.	Site	None
<b>State</b>			
<b>TXSF</b>	The state Superfund program mission is to remediate abandoned or inactive sites within the state that pose an unacceptable risk to public health and safety or the environment, but which do not qualify for action under the federal Superfund program (NPL – National Priority List).	1.0	None
<b>VCP</b>	The Texas Voluntary Cleanup Program provides administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas.	0.5	None
<b>MSWLF</b>	Municipal Solid Waste Landfill Sites. Sites listed within a solid waste landfill database may include active landfills and inactive landfills, where solid waste is treated or stored.	0.5	None

Database	Description	Radius (Miles)	Identified Facilities
<b>CALF</b>	Closed & Abandoned Landfill Inventory. The TCEQ, under contract with Texas State University, and in cooperation with the 24 regional Council of Governments in the State, has located over 4,000 closed and abandoned municipal solid waste landfills throughout Texas. This listing contains "unauthorized sites". Unauthorized sites have no permit and are considered abandoned.	0.5	None
<b>LPST</b>	Leaking Petroleum Storage Tank Database. An inventory of reported leaking petroleum storage tank incidents.	0.5	None
<b>PST</b>	Petroleum Storage Tanks. PSTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Both underground storage tanks (USTs) and above ground storage tanks (ASTs) are included in this report.	0.1	None
<b>SPILLS</b>	Listing of spills reported to the TCEQ.	Site	None
<b>IHW</b>	Industrial & Hazardous Waste Database. Owner and facility information is included in this database of industrial and hazardous waste sites. Industrial waste is waste that results from or is incidental to operations of industry, manufacturing, mining, or agriculture. Hazardous waste is defined as any solid waste listed as hazardous or possesses one or more hazardous characteristics as defined in federal waste regulations.	0.1	None
<b>IOP</b>	Innocent Owner/Operator Program. The IOP provides a certificate to an innocent owner or operator if their property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination.	0.5	None
<b>DRYCLEANERS</b>	A listing of dry cleaning facilities.	0.1	None

A review of available regulatory database information was conducted for specified federal and state agencies. Based on a review of the regulatory databases, no regulated facilities were identified within the specified search radii.

Unlocatable facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The GeoSearch database report listed no facilities in the unlocatable section. A review of the zip code scan section of the GeoSearch report identified no additional facilities on the site or on properties adjoining the site.

## 4.2 Local Agency Inquiries

### 4.2.1 Fire Department

The Austin Fire Department (AFD) Hazardous Materials Alarm and Storage Location Databases were reviewed for records of hazardous substances or spills incidents on the site or on adjacent properties. A review of the databases did not identify incidents of potential environmental concern at the site or adjacent properties.

#### **4.2.2 City of Austin Watershed Protection Department**

The COA-WPD keeps records pertaining to USTs and reported spills and releases within the city of Austin, Texas. A review of the COA-WPD UST list identified no additional UST facilities within a 0.1-mile radius of the site.

Additionally, a written request for information regarding reported spills and releases in the vicinity of the site is generally faxed to the COA-WPD; however, according to COA-WPD personnel, this database system is not currently working and, therefore, the information is not available.

#### **4.2.3 Health Department**

The Texas Department of State Health Services (DSHS) was contacted by letter regarding documentation, which might indicate potential environmental concerns on the site. At the issuance of this report, a response has not been received from the DSHS.

#### **4.2.4 City of Austin Historical Landfills**

A summary of area landfills prepared in 1984 by Underground Resource Management (URM) for the City of Austin Historical Commission was reviewed for this report. No historical landfills were identified within one-half mile of the site.

### **5.0 SITE RECONNAISSANCE**

#### **5.1 General Site Information**

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. A summary of information obtained from interviews and other references presented in the following subsections is also provided. Figure 2 in Appendix A is a Site Drawing of the site. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix D.

### General Site Information/Description

<b>Site Reconnaissance</b>				
<i>Field Personnel</i>		Melissa S. Stevens and Kati C. Allen		
<i>Reconnaissance Date</i>		August 15, 2006		
<i>Weather</i>		Partly cloudy and warm		
<i>Site Contact/Title</i>		Mr. David Cherry/Chief Engineer		
<b>Site Description</b>				
<i>Site Name</i>		Former Schlumberger Facility		
<i>Site Location/Address</i>		8311 Ranch Road 620 North, Austin, Travis County, Texas		
<i>Adjoining Streets</i>		Ranch Road 620 North (west)		
<i>Land Area</i>		438.81 Acres		
<b>Land Area Description</b>				
<b>Number of Buildings</b>	7	<b>Year(s) Constructed</b>	<b>Approximate Square Footage</b>	<b>Number of Floors</b>
Six office buildings, a cafeteria, and restroom facilities		1985/1986	~ 197,000 square feet	1 & 2
<i>Other Site Improvements</i>		Associated driveways and parking lots		
<i>Site Topographic Relief</i>		Varies across the site, typically flowing to on-site creek tributaries.		
<b>Site Utilities</b>				
<i>Electricity</i>		Pedernales Electric Cooperative		
<i>Drinking Water</i>		City of Austin		
<i>Wastewater</i>		City of Austin		
<i>Natural Gas</i>		Texas Gas Services		

The 438.81-acre site is located at 8311 Ranch Road 620 North in Austin, Travis County, Texas. The site was formerly occupied by Schlumberger and was constructed from vacant land in the mid-1980s. The site is divided into four lots (Lot 1 through Lot 4). The western portion of Lot 2 is improved with six buildings (five office buildings and a cafeteria) and a portion of Lot 4 is improved with a recreation area (which includes restroom facilities, BBQ pits, a volleyball court, and a playground area). The remainder of the site is heavily vegetated vacant land. At the time of the site reconnaissance, the site was unoccupied except for Building F, which was occupied by Axalto, and is reportedly used as an office building.

At the time of the site reconnaissance, roofing equipment and a lift machine were observed near Building F. The roof of Building F was reportedly being replaced. Based on site observations, no RECs were identified associated with these activities or equipment.

## 5.2 Summary of Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail in the subsections following the table.

**Site Characteristics**

Category	Item or Feature	Item or Feature Observed
<b>Site Operations, Processes, and Equipment</b>	Emergency generators	
	Elevators	X
	Air compressors	
	Hydraulic lifts	
<b>Aboveground Chemical or Waste Storage</b>	Evidence of aboveground storage tanks	X
	Drums, barrels and/or containers $\geq$ 5 gallons	
	Cleaning and/or similar supplies	X
	MSDS	
<b>Underground Chemical or Waste Storage, Drainage or Collection Systems</b>	Evidence of underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, catch basins and/or dry wells	X
	Grease traps	X
	Septic tanks and/or leach fields	X
	Oil/water separators	
	Pipeline markers	X
	Interior floor drains	X
<b>Electrical Transformers/ PCBs</b>	Pad or pole mounted transformers and/or capacitors	X
	Generators	
<b>Evidence of Releases or Potential Releases</b>	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	X
	Trash, debris and/or other waste materials	X
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
	Laboratory hoods and/or Incinerators	
	Waste treatment systems and/or water treatment systems	
	Compressor blowdown	



Category	Item or Feature	Item or Feature Observed
<b>Other Notable Site Features</b>	Surface water bodies	X
	Quarries or pits	
	Wells	X
	HVAC Equipment	X

Those entries designated by an "X" in the preceding table indicate that the Item or Feature was observed during the site visit. These are discussed in more detail below. If no "X" designation appears above, then the Item or Feature was not observed on the date of the site visit.

### 5.2.1 Observations

#### Site Operations, Processes and Equipment

##### Elevators

At the time of the site reconnaissance, three hydraulic elevators and one freight elevator were observed during the site reconnaissance. According to Mr. David Cherry, property manager, the elevators are maintained by Thyssen-Krupp Elevators, and were inspected in December 2005; no major problems or concerns were reported. Minor concrete staining was observed within the three hydraulic elevator pits. Based on the minimal nature of the releases and the relatively low impervious nature of concrete, the staining appears to be a *de minimis* condition that does not constitute a REC in connection with the site at this time. When no further use is intended, the elevator components should be removed and disposed of in accordance with applicable regulations. Terracon has found that there is a high incidence of hydraulic fluid releases from elevators with underground hydraulic components; however, these releases usually affect relatively small amounts of native soil and rarely result in groundwater impact. In Terracon's opinion, evaluation of the elevators using soil borings is of limited value; therefore, the subsurface conditions around the vicinity of the elevators should be evaluated only after the elevators are removed.

#### Aboveground Chemical or Waste Storage

##### Evidence Of Aboveground Storage Tanks

At the time of the site reconnaissance, a large plastic above ground storage tank (AST) of deodorizer was observed on a concrete slab to the northwest of Building B. According to Mr. Cherry, the AST is maintained by US Filter and discharges into the sanitary sewer to control the odor. At the time of the site reconnaissance, a release was observed around the AST. Based on the nature of its contents, the release does not appear to constitute a REC in connection to the site; however, the AST should be repaired to minimize future releases.

At the time of the site reconnaissance, a large plastic AST was used to store water was located on Lot 4 near the recreation area. This AST is associated with the water well located on this portion of the site. No spills, releases, distressed vegetation or noxious odors were observed associated with the AST at the time of the site reconnaissance. Based on site observations and its purpose, this AST does not appear to constitute a REC in connection to the site at this time.

*Cleaning and/or Similar Supplies*

At the time of the site reconnaissance, spray paints, paints, and thinners were observed within flame retardant cabinets located in Building B. These materials appeared to be in good condition, stored in small volume, and in their original containers. Based on their observed condition, they do not appear to constitute a REC in connection with the site at this time.

Self-dispensing chemicals associated with the dishwashing equipment were observed with the cafeteria area. The chemicals were stored in their original and labeled containers and no evidence of releases or spills was noted at the time of the site reconnaissance.

**Underground Chemical or Waste Storage, Drainage or Collection Systems**

*Sumps, Cisterns, Catch Basins and/or Dry Wells*

At the time of the site reconnaissance, sump pumps were identified within the elevator pits. Mr. Cherry stated that all sump pumps discharge into the sanitary sewer. Based on this information and site observations, the sump pumps do not appear to constitute a REC in connection to the site at this time.

At the time of the site reconnaissance, a sanitary sewer pump station was observed near Building F. According to Mr. Cherry, this station pumps the sewer to the main line to be discharged. Based on this information and site observations, the sanitary sewer pump station does not appear to constitute a REC in connection to the site at this time.

*Grease Traps*

A subgrade cooking grease trap system (unknown capacity) is located outside and southwest of Building E. According to Mr. Cherry, the grease trap system was cleaned out in January 2006 and he is not aware of any problems. No evidence of releases was observed in the vicinity of the grease trap system at the time of the site reconnaissance. Based on site observations and this information, the cooking grease trap system does not appear to constitute a REC in connection to the site at this time.

*Septic Tanks and/or Leach Fields*

At the time of the site reconnaissance, one septic tank and leach field was formerly located on Lot 1 and a septic tank and leach field is located on Lot 4, near the recreation area. According to Mr. Cherry, the septic system formerly located on Lot 1 was removed in accordance with applicable regulations when City services were provided to the site. At the

time of the site reconnaissance, a large pile of soil was observed on Lot 1 which was reportedly used to fill in the hole during the removal of the septic system. No noxious odors or distressed vegetation was observed in the vicinity of the septic systems. Based on the operational history of the septic systems (non-manufacturing or production), the septic tanks and/or leach fields present on site would not appear to constitute a REC in connection with the site. However, if no further use is intended, the septic system on Lot 4 should be removed/abandoned in accordance with applicable regulations.

#### Pipeline Markers

At the time of the site reconnaissance, a Texas Gas Service natural gas pipeline marker was observed along the driveway on the western portions of the site. Based on site observations, the marker appeared to be associated with a natural gas distribution line to nearby structures. No spills, releases, noxious odors, or distressed vegetation were observed in the vicinity of the marker at the time of the site reconnaissance. Based on the physical properties of natural gas (not a liquid at standard pressure and temperature) and site observations, potential releases of this material are not likely to constitute a REC in connection with the site.

#### Interior Floor Drains

Interior floor drains were observed throughout the site at the time of the site reconnaissance. No spills or releases were observed in the vicinity of the observed floor drains. According to Mr. Cherry, the floor drains located in the office buildings and cafeteria discharge into the sanitary sewer and the floor drains located in the restroom facilities near the recreation area discharge into a septic system. Please see below for further discussion of the septic system. Based on this information, the floor drains do not appear to constitute RECs in connection to the site.

#### **Electrical Transformers/PCBs**

##### Pad or Pole Mounted Transformers

Two unlabeled pad-mounted electrical transformers and two unlabeled pole-mounted transformers, owned by Pedernales Electric Cooperative (PEC), were observed during the site reconnaissance. The on-site pad- and pole-mounted transformers appeared to be in good condition, and no evidence of dielectric fluid leakage was observed on or below the units at the time of the site reconnaissance. PEC has acknowledged responsibility for cleanup of PCB or non-PCB spills for the transformers. Based on this information, the on-site transformers do not appear to constitute a REC in connection with the site.

#### **Evidence of Releases or Potential Releases**

##### Stained Pavement or Similar Surface

Please see below for further discussion of observed concrete discoloration.

Trash, Debris and/or Other Waste Materials

At the time of the site reconnaissance, two roll off dumpsters and four solid waste dumpsters (managed by Accurate and Texas Disposal Systems) were identified. No hazardous materials were observed in or around the dumpster at the time of the site reconnaissance. Minor concrete discoloration was observed in the vicinity of the solid waste dumpster at the time of the site reconnaissance. Based on the minimal area affected and the relatively low impervious nature of concrete, the discoloration appears to be a *de minimis* condition that does not constitute a REC in connection with the site at this time. Based on site observations, the dumpsters do not appear to constitute RECs in connection to the site at this time.

Building B was formerly occupied by the Facilities Department and, at the time of the site reconnaissance, equipment and supplies were observed within the building and along the northern side of the building. The equipment and supplies included, but were not limited to, a portable pump, nine five-gallon gasoline cans, propane tanks, office furniture/equipment, maintenance equipment, an environmental chamber (which measured the degree of temperature that computer equipment could stand), etc. According to Mr. Cherry, gasoline is retrieved from an off-site service station on an as needed basis. Based on site observations, the equipment and supplies do not appear to constitute RECs in connection to the site at this time.

At the time of the site reconnaissance, trash/debris (including, but not limited to, trash cans, wood pallets, granite rocks, pieces of concrete slabs, landscaping debris, and gravel piles) were observed on Lot 1 and the northwestern portion of Lot 2. According to Mr. Cherry, the gravel piles are excess material from trenching activities associated with renovations to the HVAC systems. No spills, releases, distressed vegetation, or noxious odors were observed associated with the trash/debris at the time of the site reconnaissance. Based on site observations, the trash/debris does not appear to constitute RECs in connection to the site at this time. It should be noted that the trash/debris should be removed and disposed of in accordance with applicable regulations.

An empty five-gallon metal container was observed near the AST at the time of the site reconnaissance. Based on site observations, the container does not appear to constitute a REC in connection to the site; however, it should be removed and disposed of in accordance with applicable regulations.

**Other Notable Site Features**

Surface Water Bodies

At the time of the site reconnaissance, tributaries of Bull Creek are located on the site. However, due to steep terrain and dense vegetation, these tributaries were not observed.

#### Wells

At the time of the site reconnaissance, the site was equipped with two water wells which have reportedly been capped. One water well was observed near the parking lot area just west of Building A and the other was located near the recreation area. If the water wells are likely to be used in the future, they should be tested by a licensed laboratory to evaluate water quality. If no further use is intended, they should be plugged in accordance with the Texas Water Well Driller's Rule 30 TAC 338.48, and a plugging report be filed with the State of Texas Water Well Driller's Board.

#### HVAC Equipment

At the time of the site reconnaissance, the site was equipped with closed-loop HVAC equipment. According to Mr. Cherry, treatment chemicals are not used on this equipment. No spills, releases, or distressed vegetation was observed associated with the HVAC equipment at the time of the site reconnaissance. Based on site observations, the HVAC equipment do not appear to constitute a REC in connection to the site at this time.

### **5.2.2 Interviews Conducted During Visual Reconnaissance**

Please see Section 3.6 and 5.2 for further discussion of on-site interviews.

## **6.0 ADJOINING/SURROUNDING PROPERTY RECONNAISSANCE**

Visual observations of adjoining/surrounding properties (from site boundaries and readily accessible public areas) are summarized below. Facilities/features which have been identified as requiring further inquiry are shown in **bold italics**.

#### **Adjoining/Surrounding Properties**

Direction	Description
North	Sonterra Apartments and vacant, undeveloped land
East	An old depilated house, Bull Creek, and vacant, undeveloped land
South	Creek tributaries and vacant, undeveloped land
West	Vacant, undeveloped land, Vista Canyon Apartments, City of Austin Sewer substation, Wal-Mart Store under construction, Cantebrea Crossing Apartments, followed by Ranch Road 620 North



## **7.0 ADDITIONAL SERVICES**

Per the agreed-on scope of services specified in the proposal, additional services (e.g., wetlands evaluation, threatened/endangered species evaluation, cultural resources screening, radon potential records review, limited radon testing, limited lead in drinking water testing, lead-based paint testing, asbestos testing, indoor air quality evaluation, etc.) were not conducted.

## **8.0 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS**

### **8.1 Findings and Conclusions**

This Phase I ESA of the above-referenced site was performed in accordance with our proposal dated August 1, 2006 and in general accordance with the consensus document known as ASTM E 1527-00, a guide for conducting Environmental Site Assessments. Melissa S. Stevens and Kati C. Allen of Terracon Consultants, Inc. (Terracon) performed the site reconnaissance on August 15, 2006.

A cursory summary of findings is provided below. However, details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

- The 438.81-acre site is located at 8311 Ranch Road 620 North in Austin, Travis County, Texas. The site was formerly occupied by Schlumberger and was constructed from vacant land in the mid-1980s. The site is divided into four lots (Lot 1 through Lot 4). The western portion of Lot 2 is improved with six buildings (five office buildings and a cafeteria) and a portion of Lot 4 is improved with a recreation area (which includes restroom facilities, BBQ pits, a volleyball court, and a playground area). The remainder of the site is heavily vegetated vacant land. At the time of the site reconnaissance, the site was unoccupied except for Building F, which was occupied by Axalto, and is reportedly used as an office building.
- The site and surrounding properties were primarily vacant, undeveloped land with scattered roads and creek tributaries from 1921 until the early 1970s when rural structures were evident on the site and surrounding properties. Ranch Road 620 North was developed to the west of the site from 1940 through the present day. The site remained relatively unchanged until the late 1980s when the former Schlumberger Facility was developed on the western portion of the site. By the early 1990s, the on-site homestead (on the southwestern portion of the site) was replaced by a recreational center, and a few small agricultural structures were evident on the surrounding properties. By the early 2000s, apartment complexes were developed to the west of the site.
- A review of available regulatory database information was conducted for specified federal and state agencies. Based on a review of the regulatory databases, no regulated facilities were identified within the specified search radii.
- At the time of the site reconnaissance, three hydraulic elevators and one freight elevator were observed during the site reconnaissance. According to Mr. David Cherry, property manager, the elevators are maintained by Thyssen-Krupp Elevators, and were inspected in December 2005; no major problems or concerns were reported. Minor concrete

staining was observed within the three hydraulic elevator pits. Based on the minimal nature of the releases and the relatively low impervious nature of concrete, the staining appears to be a *de minimis* condition that does not constitute a REC in connection with the site at this time. When no further use is intended, the elevator components should be removed and disposed of in accordance with applicable regulations. Terracon has found that there is a high incidence of hydraulic fluid releases from elevators with underground hydraulic components; however, these releases usually affect relatively small amounts of native soil and rarely result in groundwater impact. In Terracon's opinion, evaluation of the elevators using soil borings is of limited value; therefore, the subsurface conditions around the vicinity of the elevators should be evaluated only after the elevators are removed.

At the time of the site reconnaissance, a large plastic above ground storage tank (AST) of deodorizer was observed on a concrete slab to the northwest of Building B. According to Mr. Cherry, the AST is maintained by US Filter and discharges into the sanitary sewer to control the odor. At the time of the site reconnaissance, a release was observed around the AST. Based on the nature of its contents, the release does not appear to constitute a REC in connection to the site; however, the AST should be repaired to minimize future releases.

At the time of the site reconnaissance, one septic tank and leach field was formerly located on Lot 1 and a septic tank and leach field is located on Lot 4, near the recreation area. According to Mr. Cherry, the septic system formerly located on Lot 1 was removed in accordance with applicable regulations when City services were provided to the site. At the time of the site reconnaissance, a large pile of soil was observed on Lot 1 which was reportedly used to fill in the hole during the removal of the septic system. No noxious odors or distressed vegetation was observed in the vicinity of the septic systems. Based on the operational history of the septic systems (non-manufacturing or production), the septic tanks and/or leach fields present on site would not appear to constitute a REC in connection with the site. However, if no further use is intended, the septic system on Lot 4 should be removed/abandoned in accordance with applicable regulations.

At the time of the site reconnaissance, trash/debris (including, but not limited to, trash cans, wood pallets, granite rocks, pieces of concrete slabs, landscaping debris, and gravel piles) were observed on Lot 1 and the northwestern portion of Lot 2. According to Mr. Cherry, the gravel piles are excess material from trenching activities associated with renovations to the HVAC systems. No spills, releases, distressed vegetation, or noxious odors were observed associated with the trash/debris at the time of the site reconnaissance. Based on site observations, the trash/debris does not appear to constitute RECs in connection to the site at this time. It should be noted that the trash/debris should be removed and disposed of in accordance with applicable regulations.

At the time of the site reconnaissance, the site was equipped with two water wells which have reportedly been capped. One water well was observed near the parking lot area just west of Building A and the other was located near the recreation area. If the water wells are likely to be used in the future, they should be tested by a licensed laboratory to evaluate water quality. If no further use is intended, they should be plugged in accordance with the Texas Water Well Driller's Rule 30 TAC 338.48, and a plugging report be filed with the State of Texas Water Well Driller's Board.

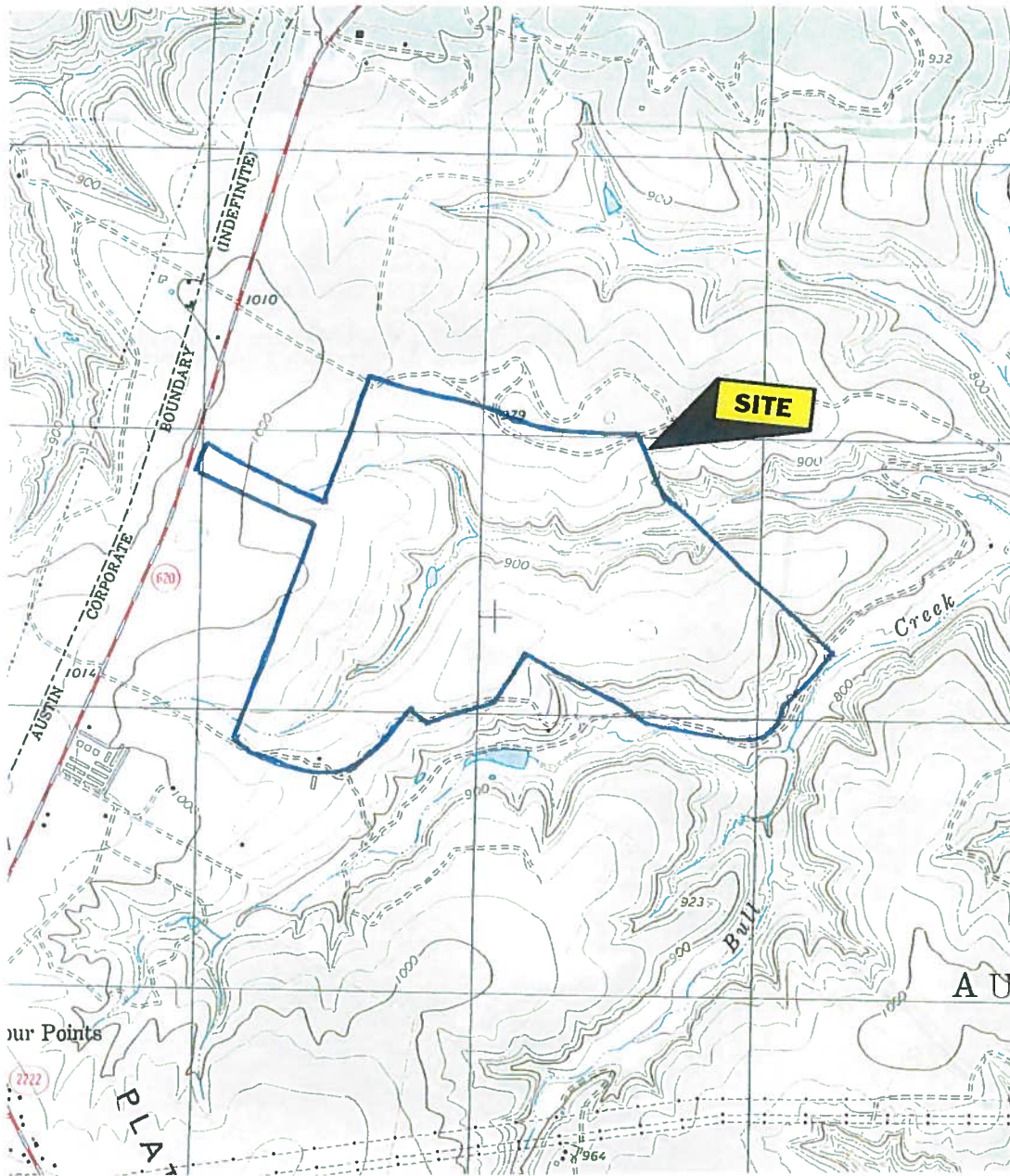
## **8.2 Recommendations**

Based on the scope of services and limitations of this assessment, Terracon did not identify recognized environmental conditions in connection with the site, which in our opinion, require additional investigation at this time.



**Terracon**

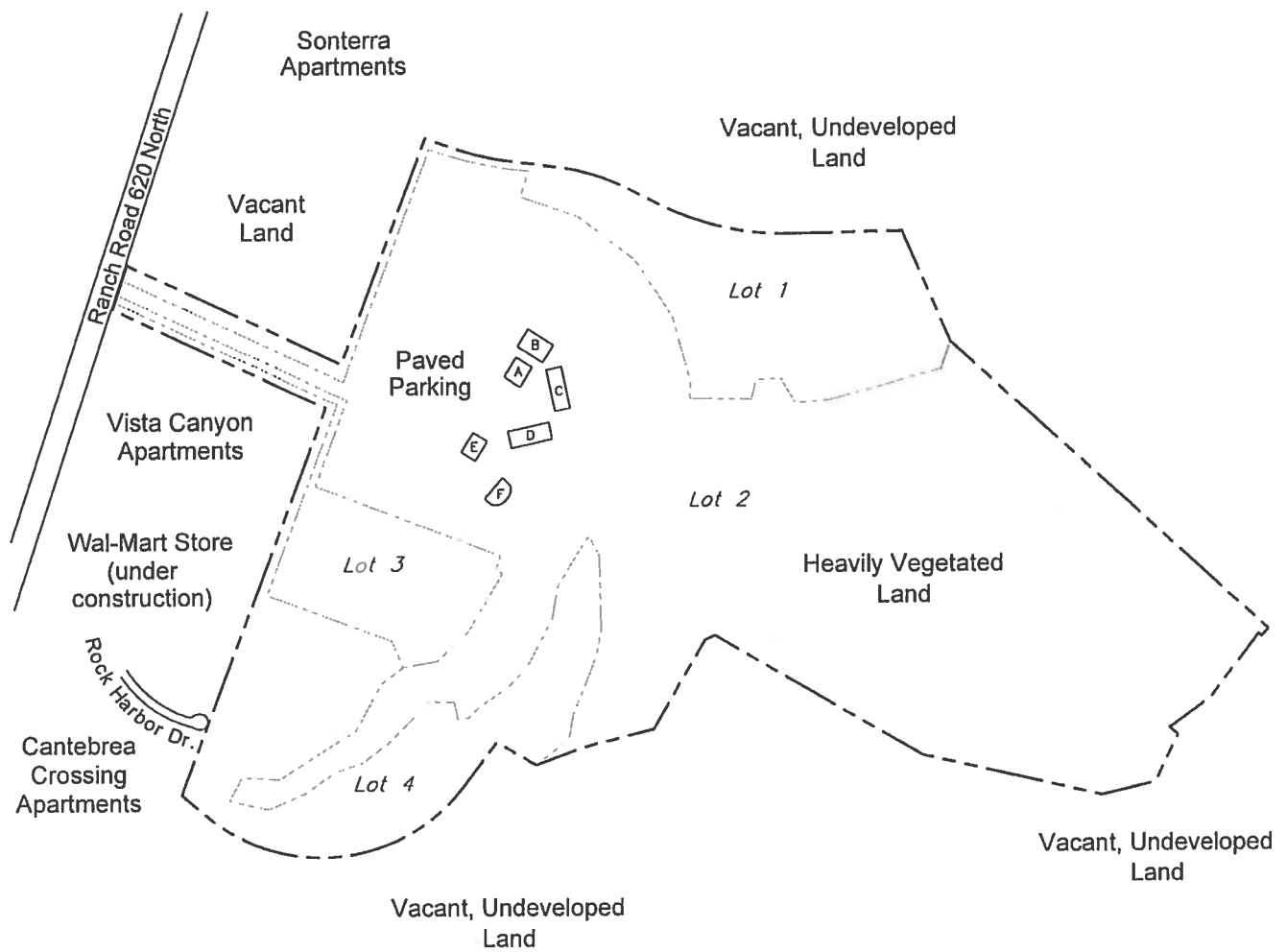
## **APPENDIX A**





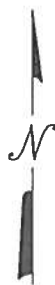
(property lines approximate)

USGS TOPOGRAPHIC QUADRANGLE MAP		 <b>N</b>	 <b>Former Schlumberger Facility</b> Austin, Travis County, Texas  Terracon Project No. 96067534
Jollyville, Texas			
1987			
Contour Interval: 20 feet			
SCALE: 1" = 2,000'		<b>FIGURE 1: SITE VICINITY MAP</b>	



# **LEGEND**

--- Site Boundary



APPROXIMATE SCALE-FEET



**Terracon**

## **FIGURE 2: Site Drawing**

Former Schlumberger Facility  
8311 Ranch Road 620 North  
Austin, Travis County, Texas

Terracon Project No. 96067534

## **APPENDIX B**





(property lines approximate)

DATE: 1973

SOURCE:  
ASCS

Scale 1" = 3,333'

Photo ID No. 173-100



**Terracon**

Former Schlumberger Facility

Austin, Travis County, Texas

Terracon Project No. 96067534

**AERIAL PHOTOGRAPH**





(property lines approximate)

DATE: 2001

SOURCE:  
TxDOT

Scale 1" = 2,000'

Photo ID No. 6-31-1292



**Terracon**

Former Schlumberger Facility

Austin, Travis County, Texas

Terracon Project No. 96067534

**AERIAL PHOTOGRAPH**



**Terracon**

## **APPENDIX C**



---

## ***RADIUS REPORT***

---

*Property:*

**Former Schlumberger Facility  
8311 RR 620 North  
Austin, TX  
Project # 96067534**

*Prepared For:*

**Terracon - Austin**

**Job #: 58400 / Date: 08/15/06**

## DATABASE FINDINGS SUMMARY

**\*Target property is located in Radon Zone 3 (Travis County, TX). Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L.**

DATABASE	ACRONYM	LOCA-TABLE	UNLOCA-TABLE	SEARCH RADIUS
<u>FEDERAL</u>				
DELISTED NATIONAL PRIORITY LIST	DNPL	0	0	1.000 mi
RECORDS OF DECISION	RODS	0	0	1.000 mi
COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION & LIABILITY INFORMATION SYSTEM	CERCLIS	0	0	0.500 mi
NO FURTHER REMEDIAL ACTION PLANNED	NFRAP	0	0	0.500 mi
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION	RCRAC	0	0	1.000 mi
RESOURCE CONSERVATION & RECOVERY ACT - TREATMENT, STORAGE & DISPOSAL	RCRAT	0	0	0.500 mi
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR / HANDLER	RCRAG	0	0	0.250 mi
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNS	0	0	0.250 mi
OPEN DUMP INVENTORY	ODI	0	0	0.500 mi
AIRS FACILITY SUBSYSTEM	AFS	0	0	0.250 mi
FEDERAL INSTITUTIONAL / ENGINEERING CONTROLS	USEC	0	0	0.250 mi
INDIAN LEAKING PETROLEUM STORAGE TANKS - REGION 06	INDLPSTR06	0	0	0.500 mi
INDIAN PETROLEUM STORAGE TANKS - REGION 06	INDPSTR06	0	0	0.250 mi
<u>STATE</u>				
STATE SUPERFUND	TXSF	0	0	1.000 mi
VOLUNTARY CLEANUP PROGRAM	VCP	0	0	0.500 mi
MUNICIPAL SOLID WASTE LANDFILL SITES	MSWLF	0	0	0.500 mi
CLOSED & ABANDONED LANDFILL INVENTORY	CALF	0	0	0.500 mi
LEAKING PETROLEUM STORAGE TANK	LPST	0	0	0.500 mi
PETROLEUM STORAGE TANKS	PST	0	0	0.250 mi
SPILLS LISTING	SPILLS	0	0	0.250 mi
INDUSTRIAL AND HAZARDOUS WASTE	IHW	0	0	0.250 mi
INNOCENT OWNER / OPERATOR PROGRAM	IOP	0	0	0.500 mi
DRY CLEANER REGISTRATION	DCR	0	0	0.250 mi
BROWNFIELD SITE ASSESMENT	BSA	0	0	0.500 mi
RAILROAD COMMISSION VCP SITES	RRCVCP	0	0	0.500 mi
RADIOACTIVE WASTE SITES	TXRWS	0	0	0.500 mi
PERMITTED INDUSTRIAL HAZARDOUS WASTE SITES	PIHW	0	0	0.250 mi
INSTITUTIONAL / ENGINEERING CONTROLS (REFER TO REPORT SUMMARY OF LOCATABLE SITES)				

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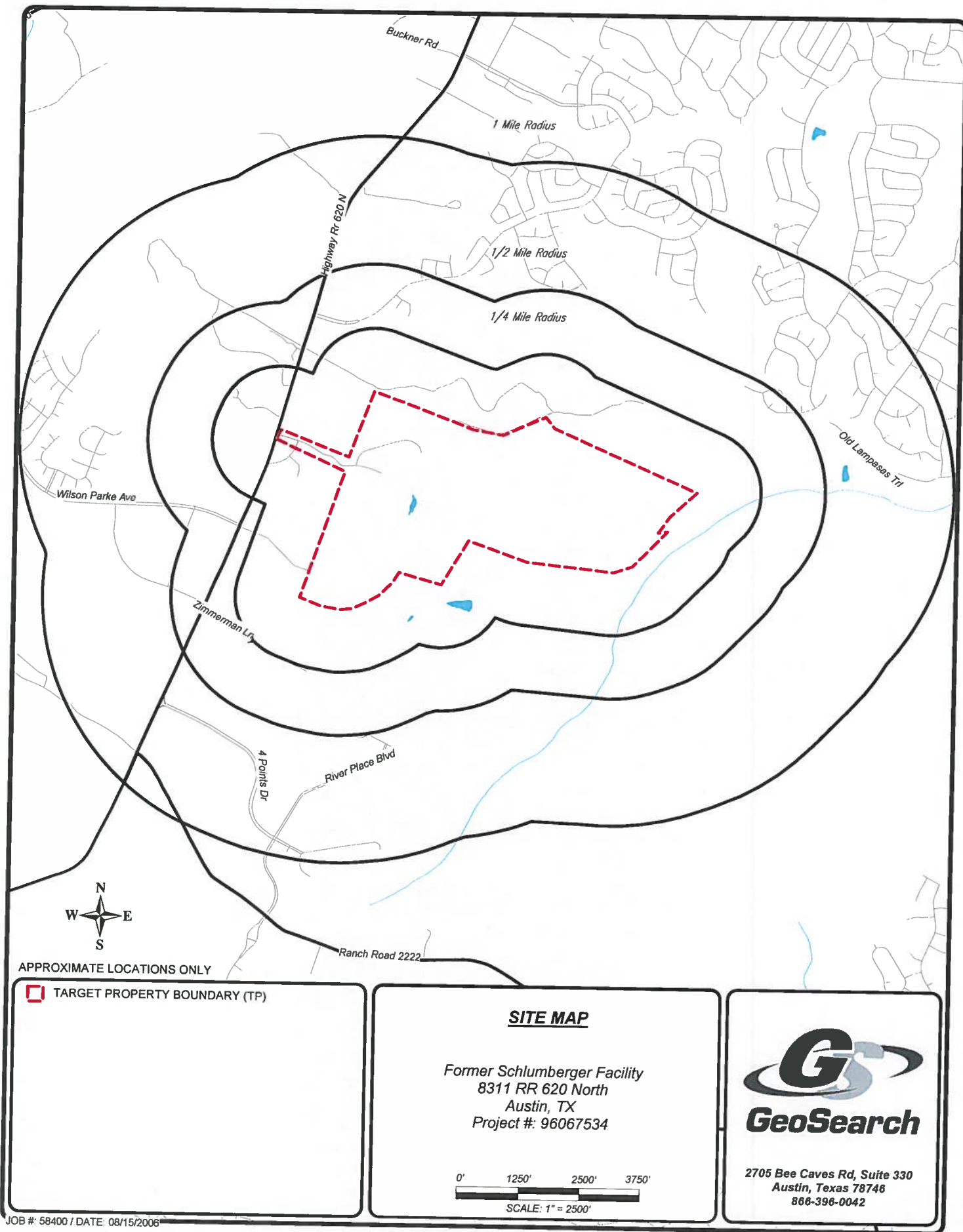
## DATABASE FINDINGS SUMMARY

DATABASE	ACRONYM	LOCA-TABLE	UNLOCA-TABLE	SEARCH RADIUS
TOTAL		0	0	

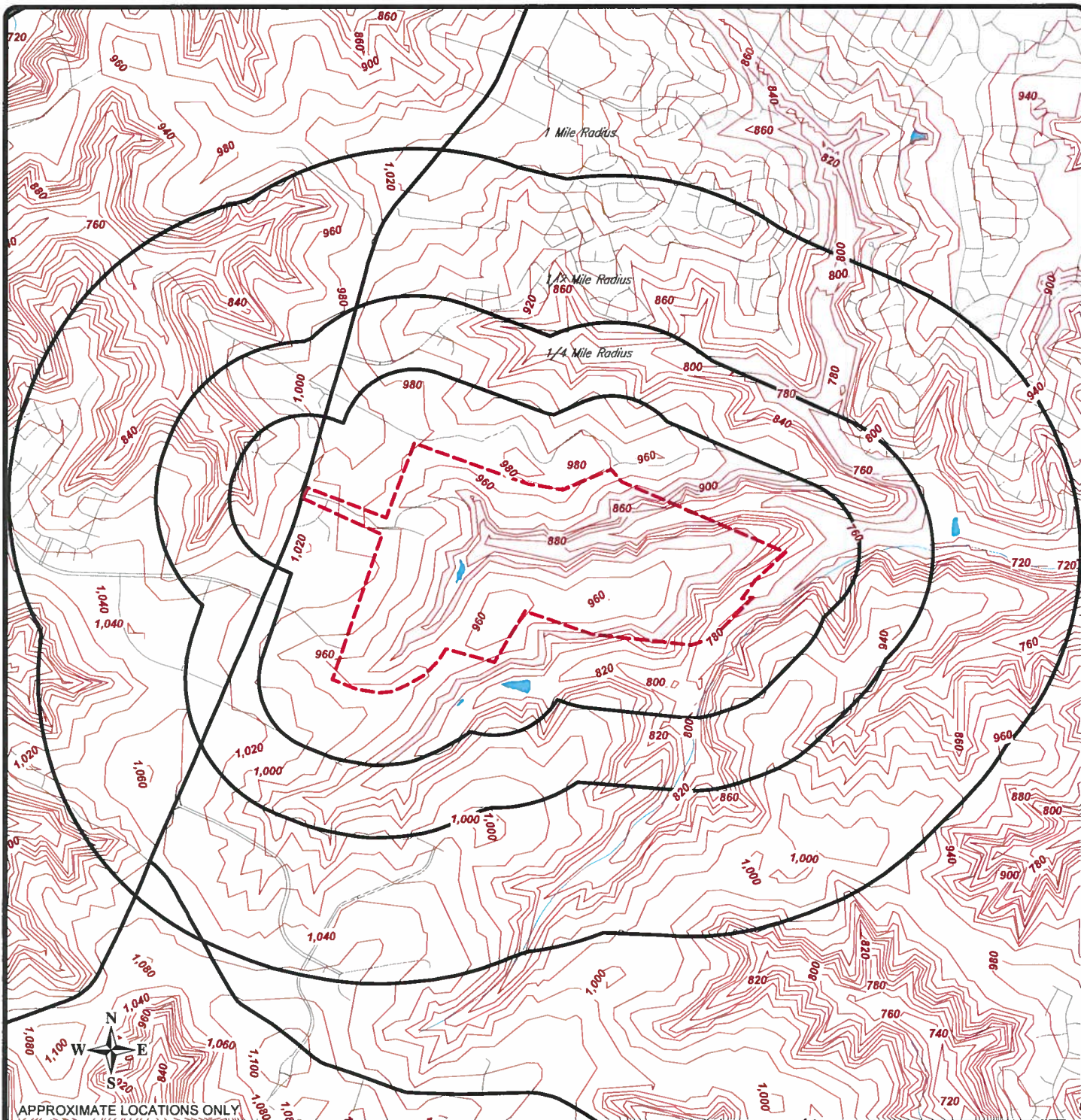
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APPROXIMATE LOCATIONS ONLY



TARGET PROPERTY BOUNDARY (TP)  
CONTOUR INTERVAL

### SITE/CONTOUR MAP

Jollyville Quadrangle

Source: USGS Digital Elevation Model

Former Schlumberger Facility

8311 RR 620 North

Austin, TX

Project #: 96067534

0' 1250' 2500' 3750'

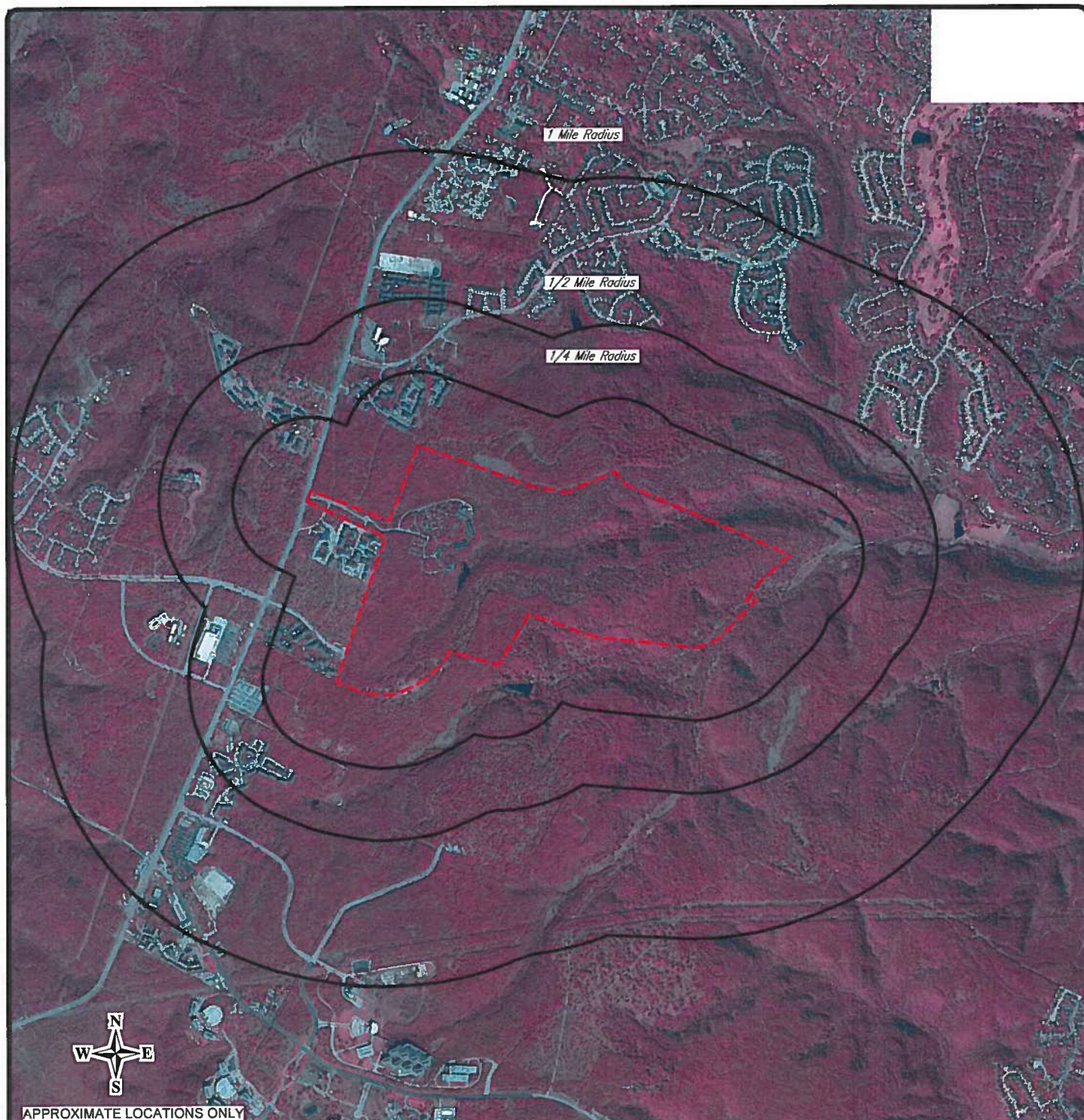


SCALE: 1" = 2500'



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APPROXIMATE LOCATIONS ONLY



TARGET PROPERTY BOUNDARY (TP)

#### **ORTHOPHOTO SITE MAP**

Jollyville Quadrangle  
Source: USDA (2004)

Former Schlumberger Facility  
8311 RR 620 North  
Austin, TX  
Project #: 96067534

0' 1250' 2500' 3750'  
SCALE: 1" = 2500'



2705 Bee Caves Rd, Suite 330  
Austin, Texas 78746  
866-396-0042

## ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

AIRS	Aerometric Information Retrieval System/ Airs Facility Subsystem	(2/2005)	ASTM Supplemental
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The EPA describes AIRS as a database management system for airborne pollution in the United States. It consists of four subsystems, each addressing a different (but in many cases related) aspect of the Clean Air Act regulatory requirements. AFS is the subsystem which contains emissions, compliance, and enforcement data on stationary sources of air pollution.

BRS	Biennial Reporting System	(1/2003)	ASTM Supplemental
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The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The purpose of this report is to communicate the findings of EPA's Biennial Reporting System (BRS) data collection efforts to the public, government agencies, and the regulated community.

Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CERCLIS	Comprehensive Environmental Response, Compensation & Liability Information System	(1/2006)	ASTM
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CERCLIS is the repository for site and non-site specific Superfund information in support of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This database contains an extract of sites that have been investigated or are in the process of being investigated for potential environmental risk.

DNPL	Delisted National Priority List	(1/2006)	ASTM
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This database includes U.S. Environmental Protection Agency (EPA) Final National Priority List sites where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

DOCKETS	Epa Docket Data		ASTM Supplemental
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EPA Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards all by facility and geographically.

DOD	Department Of Defense Sites	(1/2005)	ASTM Supplemental
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This information originates from the National Atlas of the United States, publication date October 2005. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.





## ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

ERNS	Emergency Response Notification System	(1/2004)	ASTM
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This database contains data on reported releases of oil and hazardous substances. The data comes from spill reports made to the EPA, U.S. Coast Guard, the National Response Center and/or the Department of Transportation.

FINDS	Facility Index System	(4/2005)	ASTM Supplemental
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FINDS data is a comprehensive listing of facilities regulated under a variety of EPA programs. The FINDS database provides some basic information about each facility and a listing of ID numbers in other EPA databases.

FUDS	Formerly Used Defense Sites	(12/2004)	ASTM Supplemental
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Formerly Used Defense Sites

HMIRS	Hazardous Materials Incident Reporting System	(2/2004)	ASTM Supplemental
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The HMIRS database contains unintentional hazardous materials release information reported to the US Department of Transportation.

HSTPLACES	National Register Of Historic Places
-----------	--------------------------------------

This database maintained by the National Park Service (NPS) contains a variety of places including districts, sites, building, structures and objects. These places are chosen because they are significant in American history. Information is collected for each of the sites and is compiled into the National Register of Historic Places.

INDLPSTR01	Indian Leaking Underground Storage Tanks	(12/2005)	ASTM
------------	--	-----------	------

Leaking underground storage tanks on Indian lands located in Region 1 include the following states: Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, and Vermont.

INDLPSTR02	Indian Leaking Underground Storage Tanks	(12/2005)	ASTM
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Leaking underground storage tanks on Indian lands located in Region 2 include the following states: New Jersey, New York, the territories of Puerto Rico and the U.S. Virgin Islands.

INDLPSTR04	Indian Leaking Underground Storage Tanks	(12/2005)	ASTM
------------	--	-----------	------

Leaking underground storage tanks on Indian lands located in Region 4 include the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

INDLPSTR05	Indian Leaking Underground Storage Tanks	(12/2005)	ASTM
------------	--	-----------	------

Leaking underground storage tanks on Indian lands located in Region 5 include the following states: Illinois, Indiana, Michigan, Minnesota, Ohio, and Wisconsin.



## ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

INDLPSTR06	Indian Leaking Underground Storage Tanks	(12/2005)	ASTM
------------	--	-----------	------

Leaking underground storage tanks on Indian lands located in Region 6 include the following states:  
Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

INDLPSTR07	Indian Leaking Underground Storage Tanks	(12/2005)	ASTM
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Leaking underground storage tanks on Indian lands located in Region 7 include the following states:  
Iowa, Kansas, Missouri, and Nebraska.

INDLPSTR08	Indian Leaking Underground Storage Tanks	(12/2005)	ASTM
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Leaking underground storage tanks on Indian lands located in Region 8 include the following states:  
Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

INDLPSTR09	Indian Leaking Underground Storage Tanks	(12/2005)	ASTM
------------	--	-----------	------

Leaking underground storage tanks on Indian lands located in Region 9 include the following states:  
Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

INDLPSTR10	Indian Leaking Underground Storage Tanks	(12/2005)	ASTM
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Leaking underground storage tanks on Indian lands located in Region 10 include the following states: Alaska, Idaho, Oregon and Washington.

INDPSTR01	Indian Underground Storage Tanks	(12/2005)	ASTM
-----------	----------------------------------	-----------	------

Underground storage tanks on Indian lands located in Region 1 include the following states:  
Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, and Vermont.

INDPSTR02	Indian Underground Storage Tanks	(12/2005)	ASTM
-----------	----------------------------------	-----------	------

Underground storage tanks on Indian lands located in Region 2 include the following states: New Jersey, New York, the territories of Puerto Rico and the U.S. Virgin Islands.

INDPSTR04	Indian Underground Storage Tanks	(12/2005)	ASTM
-----------	----------------------------------	-----------	------

Underground storage tanks on Indian lands located in Region 4 include the following states:  
Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

INDPSTR05	Indian Underground Storage Tanks	(12/2005)	ASTM
-----------	----------------------------------	-----------	------

Underground storage tanks on Indian lands located in Region 5 include the following states: Illinois, Indiana, Michigan, Minnesota, Ohio, and Wisconsin.



## ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

<b>INDPSTR06</b>	<b>Indian Underground Storage Tanks</b>	(12/2005)	ASTM
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Underground storage tanks on Indian lands located in Region 6 include the following states:  
Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

<b>INDPSTR07</b>	<b>Indian Underground Storage Tanks</b>	(12/2005)	ASTM
------------------	---	-----------	------

Underground storage tanks on Indian lands located in Region 7 include the following states: Iowa, Kansas, Missouri, and Nebraska.

<b>INDPSTR08</b>	<b>Indian Underground Storage Tanks</b>	(12/2005)	ASTM
------------------	---	-----------	------

Underground storage tanks on Indian lands located in Region 8 include the following states:  
Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

<b>INDPSTR09</b>	<b>Indian Underground Storage Tanks</b>	(12/2005)	ASTM
------------------	---	-----------	------

Underground storage tanks on Indian lands located in Region 9 include the following states:  
Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

<b>INDPSTR10</b>	<b>Indian Underground Storage Tanks</b>	(12/2005)	ASTM
------------------	---	-----------	------

Underground storage tanks on Indian lands located in Region 10 include the following states:  
Alaska, Idaho, Oregon and Washington.

<b>MLTS</b>	<b>Material Licensing Tracking System</b>	(11/2005)	ASTM Supplemental
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MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to Nuclear Regulatory Commission (NRC) licensing requirements.

<b>NCDB</b>	<b>National Compliance Database System</b>	(2/2005)	ASTM Supplemental
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NCDB is the national repository of data from the EPA's (ten) regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of the following programs:  
Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) , Toxic Substance Control Act (TSCA) ,  
Emergency Planning and Right-to-Know Act, Section 313 (EPCRA) , Asbestos Hazard Emergency Response (AHERA) . NCDB contain administrative case listings and NCDBI contain facility inspection information.

<b>NFRAP</b>	<b>No Further Remedial Action Planned</b>	(1/2006)	ASTM
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This database includes sites, which have been determined by the EPA, following preliminary assessment, to no longer pose a significant risk or require further activity under CERCLA. After initial investigation, no contamination was found, contamination was quickly removed or contamination was not serious enough to require Federal Superfund action or NPL consideration.





## ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

NPDES	National Pollutant Discharge Elimination System	(2/2005)	ASTM Supplemental
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Information in this database is extracted from the (PCS) Water Permit Compliance System database which is used by EPA to track surface water permits issued under the Clean Water Act.

NPL	National Priority List	(1/2006)	ASTM
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This database includes U.S. Environmental Protection Agency (EPA) National Priority List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

ODI	Open Dump Inventory	(6/1985)	ASTM
-----	---------------------	----------	------

Information on facilities or sites where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 6944 of the Solid Waste Disposal Act (42 U.S.C. 6941 et seq.) and which is not a facility for disposal of hazardous waste.

PADS	Pcb Activity Database	(3/2005)	ASTM Supplemental
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The PCB Activity Database System (PADS) is used by the EPA to monitor the activities of polychlorinated biphenyls (PCB) handlers.

RADON	Radon	(6/2005)	ASTM Supplemental
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Radon is a radioactive, odorless, colorless, tasteless gas that is naturally occurring by the breakdown of uranium in soil, rock and water and is extremely toxic and damages lung tissue

RCRA	Resource Conservation & Recovery Act	(10/2005)	ASTM
------	--------------------------------------	-----------	------

This databases include Handlers, Generators (Large, Small, and Exempt), Transporters, Violations, Corrective Actions, and Treatment, Storage & Disposal Facilities (TSD) (this database includes selective information on sites which handle, generate, transport, store, treat, or dispose of hazardous wastes). See RCRA Description page for more information.

RODS	Record Of Decision System	(4/2004)	ASTM Supplemental
------	---------------------------	----------	-------------------

These decision documents maintained by the U.S. EPA describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

SSTS	Section Seven Tracking System	(12/2001)	ASTM Supplemental
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SSTS is the system that EPA uses to track pesticide producing establishments and the amount of pesticides they produce. SSTS records the registration of new establishments and records pesticide production at each establishment. It is a repository for information on the establishments that produce pesticides.



## ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

TRI	Toxics Release Inventory	(12/2002)	ASTM Supplemental
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This EPA database includes information about releases and transfers of toxic chemicals from manufacturing facilities.

USEC	Federal Engineering Controls	(3/2006)	ASTM
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A listing of site locations where Engineering Controls are in effect, such as a cap, barrier, or other device engineering to prevent access, exposure, or continued migration of contamination. Used in conjunction with Institutional Controls.



## ENVIRONMENTAL RECORDS DEFINITIONS - STATE

BSA	Brownfields Site Assessments	(7/2005)	ASTM
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The BSA database includes relevant information on contaminated Brownfields properties that are being cleaned.

CALF	Closed & Abandoned Landfill Inventory	(11/2005)	ASTM
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TCEQ, under a contract with Texas State University, and in cooperation with the 24 regional Council of Governments in the State, has located over 4,000 closed and abandoned municipal solid waste landfills throughout Texas. This listing contains "unauthorized sites". Unauthorized sites have no permit and are considered abandoned. The information available for each site varies in detail.

DCR	Dry Cleaner Registration	(6/2005)	ASTM Supplemental
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The DCR listing includes dry cleaning drop stations and facilities registered with the Texas Commission on Environmental Quality.

IHW	Industrial And Hazardous Waste	(12/2005)	ASTM Supplemental
-----	--------------------------------	-----------	-------------------

Owner and facility information is included in this database of permitted and non-permitted industrial and hazardous waste sites. Industrial waste is waste that results from or is incidental to operations of industry, manufacturing, mining, or agriculture. Hazardous waste is defined as any solid waste listed as hazardous or possesses one or more hazardous characteristics as defined in federal waste regulations.

IOP	Innocent Owner / Operator	(7/2005)	ASTM Supplemental
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Texas Innocent Owner / Operator (IOP) provides a certificate to an innocent owner or operator if their property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination.

LPST	Leaking Petroleum Storage Tank	(1/2006)	ASTM
------	--------------------------------	----------	------

The Leaking Underground Storage Tank listing is derived from the Petroleum Storage Tank (PST) database and is maintained by the Texas Commission on Environmental Quality (TCEQ). This database includes facilities with reported leaking petroleum storage tanks.

MSWLF	Municipal Solid Waste Landfill Sites	(12/2005)	ASTM
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Sites listed within a solid waste landfill database may include active landfills and inactive landfills, where solid waste is treated or stored.

PIHW	Permitted Industrial Hazardous Waste Sites	(12/2005)	
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Owner and facility information is included in this database of all permitted industrial and hazardous waste sites. Industrial waste is waste that results from or is incidental to operations of industry,



## ENVIRONMENTAL RECORDS DEFINITIONS - STATE

manufacturing, mining, or agriculture. Hazardous waste is defined as any solid waste listed as hazardous or possesses one or more hazardous characteristics as defined in federal waste regulations. Permitted IHW facilities are regulated under 30 Texas Administrative Code Chapter 335 in addition to federal regulations.

PST	Petroleum Storage Tank	(1/2006)	ASTM
-----	------------------------	----------	------

The Underground Storage Tank listing is derived from the Petroleum Storage Tank database which is administered by the TCEQ (Texas Commission on Environmental Quality). Both Underground storage tanks (USTs) and Aboveground storage tanks (ASTs) are included in this report.

RRCVCP	Railroad Commission Vcp Sites	(4/2006)	ASTM
--------	-------------------------------	----------	------

Railroad Commission VCP Sites

SC	Sites With Controls	(7/2005)	ASTM
----	---------------------	----------	------

Institutional Controls, such as deed notices or restrictive covenants, that are in place to reduce or eliminate human exposure to contaminated sites. VCP database query

SPILLS	Spills Listing	(9/2004)	ASTM Supplemental
--------	----------------	----------	-------------------

The Texas Commission on Environmental Quality provides this database. Information includes releases of hazardous or potential hazardous chemical/materials into the environment.

TXRWS	Radioactive Waste Sites		ASTM Supplemental
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Radioactive Waste Sites

TXSF	State Superfund	(7/2006)	ASTM
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The state Superfund program mission is to remediate abandoned or inactive sites within the state that pose an unacceptable risk to public health and safety or the environment, but which do not qualify for action under the federal Superfund program (NPL - National Priority Listing). Information in this database includes any recent developments and the anticipated action for these sites.

VCP	Voluntary Cleanup Program	(7/2005)	ASTM
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The Texas Voluntary Cleanup Program (VCP) provides administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas. Since all non-responsible parties, including future lenders and landowners, receive protection from liability to the state of Texas for cleanup of sites under the VCP, most of the constraints for completing real estate transactions at those sites are eliminated. As a result, many unused or underused properties may be restored to economically productive or community beneficial uses.



## RCRA – Descriptions

### Acronyms

**RCRAG – RCRA GENERATOR/HANDLER**

**RCRAT – RCRA TSD**

**RCRA – RCRA CORRECTIVE ACTION**

### Generator Types

#### **Large Quantity Generators:**

- Generate 1,000 kg or more of hazardous waste during any calendar month; or
- Generate more than 1 kg of acutely hazardous waste during any calendar month; or
- Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or
- Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or
- Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg or that material at any time.

#### **Small Quantity Generators:**

- Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or
- Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

#### **Conditionally Exempt Small Quantity Generators:**

- Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or
- Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time:
  - 1 kg or less of acutely hazardous waste; or
  - 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or
- Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time:
  - 1 kg or less of acutely hazardous waste; or
  - 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

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**TSD Indicator:** Indicates that the handler is engaged in the treatment, storage or disposal of hazardous waste.

Allowed Values: TSD  
Not a TSD, Verified  
Not a TSD, Unverified

**Transporter Indicator:** Indicates that the handler is engaged in the transportation of hazardous waste.

Allowed Values: Handler transports wastes for hire (i.e., commercial transport)  
Handler transports wastes for self  
Handler transports wastes, but commercial status is unknown  
Not a transporter, verified  
Unverified



2705 Bee Caves Rd, Suite 330 • Austin, Texas 78746 • phone: 1-866-396-0042 • fax: 512-472-9967

## Zip Report

(\*\*\*\*\* denotes institutional/engineering controls exist.)

ACRONYM: ID#:	NAME:	ADDRESS:	CITY/ZIP/COUNTY:
PST 0035795	CARPENTER & ASSOC REALTY	RR 2222 & RR 620	AUSTIN 78734 (78726) TRAVIS
PST 0060182	VACANT	RR 620 & RR 2769	AUSTIN 78767 (78750) TRAVIS
PST 0063791	NATIONAL PROJECTS INC	9511 N RR 620	AUSTIN 78726 (78726) TRAVIS
RCRAG TXD066432683	AUSTIN HORNSBY BEND POND	9511 RR 620 N	AUSTIN 78726 (78726) TRAVIS
PST 0063322	C & W CAFE	10202 RR 620	AUSTIN 78750 (78726) TRAVIS
PST 0070755	TETCO 59	12801 RR 620 N	AUSTIN 78750 (78750) TRAVIS
PST 0073764	SIGNATURE 38	11000 R R 2222	AUSTIN 78730 (78726) TRAVIS
DCR RN103966636	CLASSIC CLEANERS	12233 RR N 620 STE 204	AUSTIN 78750 (78750) TRAVIS
ANDERSON LANE			
PST 0045202	ANDERSON LANE FOOD MART	1901 W ANDERSON LN	AUSTIN 78750 (78757) TRAVIS
ANDERSON MILL			
PST 0054012	ROYAL FOOD MART	9708 ANDERSON MILL RD	AUSTIN 78750 (78750) TRAVIS
PST 0007153	7-ELEVEN 19844	10300 ANDERSON MILL RD	AUSTIN 78750 (78750) TRAVIS
DCR RN100580083	JACK BROWN CLEANERS NO 42	10401 ANDERSON MILL RD	AUSTIN 78750 (78750) TRAVIS
IHW 68963	JACK BROWN CLEANERS NO 42	10401 ANDERSON MILL	AUSTIN 78750 (78750) TRAVIS
RCRAG TXD981590813	JACK BROWN CLEANERS NO 42	10401 ANDERSON MILL	AUSTIN 78750 (78750) TRAVIS
PST 0000250	ANDERSON MILL GROCERY	10700 ANDERSON MILL RD	AUSTIN 78750 (78750) TRAVIS
DCR RN100562883	IVORY CLEANERS	10700 ANDERSON MILL RD STE 100	AUSTIN 78750 (78750) TRAVIS
IHW 68335	IVORY CLEANERS	10700 ANDERSON MILL, STE 100	AUSTIN 78750 (78750) TRAVIS
RCRAG TXD988021788	IVORY CLEANERS INC	10700 ANDERSON MILL STE 100	AUSTIN 78750 (78750) TRAVIS
AUSTIN AVENUE			
RCRAG TXD026498089	DRAEGER MOTOR CO INC	500 AUSTIN AVE	GEORGETOWN 78726 (78626) TRAVIS
BALCONES CLUB			
PST 0061618	SPICEWOOD GOLF COURSE	8600 BALCONES CLUB DR	AUSTIN 78750 (78750) TRAVIS
FATHOM CIRCLE			
IHW 41313	AJC AUSTIN	8340 FATHOM CIR, STE 701	AUSTIN 78750 (78750) TRAVIS



## Zip Report

(\*\*\*\*\* denotes institutional/engineering controls exist.)

ACRONYM: ID#:	NAME:	ADDRESS:	CITY/ZIP/COUNTY:
RCRAG TXD982560336	AJC AUSTIN	8340 FATHOM CIR STE 701	AUSTIN 78750 (78750) TRAVIS
FM			
PST 0007151	7-ELEVEN STORE 24002	7100 FM 620	AUSTIN 78726 (78726) TRAVIS
PST 0077275	RUDYS COUNTRY STORE & BBQ	7709 FM 620 N	AUSTIN 78726 (78726) TRAVIS
IHW 83286	SELCO INC	10208 FM 620 N	AUSTIN 78726 (78726) TRAVIS
PST 0057846	BUCKNER FRB AUSTIN	10208 FM 620	AUSTIN 78726 (78726) TRAVIS
RCRAG TXR000002840	SELCO INC	10208 FM 620 N	AUSTIN 78726 (78726) TRAVIS
PST 0075712	7-ELEVEN STORE NO 32654	11518 FM 620	AUSTIN 78726 (78726) TRAVIS
PST 0076487	HEB 24	11521 FM 620	AUSTIN 78726 (78726) TRAVIS
PST 0075251	EXXONMOBIL RAS 60499	11613 N FM 620	AUSTIN 78750 (78750) TRAVIS
PST 0061542	DANNY LITTLE	11308 FM 2222	AUSTIN 78730 (78726) TRAVIS
PST 0072389	HEB 451	11412 FM 2222	AUSTIN 78726 (78726) TRAVIS
HIGHWAY			
PST 0072634	MAGNUM CUSTOM TRAILER MFG CO INC	10806 HWY 620 N	AUSTIN 78726 (78726) TRAVIS
DCR RN103955621	BEST CLEANERS 3	11815 HIGHWAY RR 620 N	AUSTIN 78750 (78750) TRAVIS
PST 0028635	TETCO STORE 73	13466 N HWY 183	AUSTIN 78750 (78750) TRAVIS
PST 0036528	CIRCLE K 3279	13686 HWY 183	AUSTIN 78750 (78750) TRAVIS
PST 0076533	HEB 377	13776 N HWY 183	AUSTIN 78750 (78750) TRAVIS
IHW 84959	WALGREENS 0770	13450 HIGHWAY 183, STE 112	AUSTIN 78750 (78750) TRAVIS
RCRAG TXR000019422	WALGREENS 0770	13450 HIGHWAY 183 STE 112	AUSTIN 78750 (78750) TRAVIS
HIGHWAY FM			
PST 0067274	CLOSED CONVENIENCE STORE	HWY 183 & FM 620	AUSTIN 78759 (78750) TRAVIS
PST 0057086	MR W FIREWORKS STAND	200 S HWY 183 FM 812	AUSTIN 78750 (78744) TRAVIS
HUNTER CHASE			
PST 0073730	PAVILLION LINCOLN-MERCURY	12126 HUNTER CHASE RD	AUSTIN 78750 (78729) TRAVIS
HUNTERS CHASE			
IHW 84429	PAVILLION LINCOLN-MERCURY	12126 HUNTERS CHASE DR	AUSTIN 78750 (78729) TRAVIS

## Zip Report

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ACRONYM: ID#:		NAME:	ADDRESS:	CITY/ZIP/COUNTY:
RCRAG	TXR000013300	PAVILION LINCOLN-MERCURY INC	12126 HUNTERS CHASE DR	AUSTIN 78750 (78729) TRAVIS
JESTER				
DCR	RN103986394	JACK BROWN CLEANERS 39	6507 JESTER BLVD	AUSTIN 78750 (78750) TRAVIS
LAKE CREEK PARKWAY				
PST	0072326	EXXON TIGERMART 60121	10207 LAKE CREEK PKWY	AUSTIN 78750 (78729) TRAVIS
LAKELINE				
RCRAG	TXR000060731	HOME DEPOT NO 509	11301 LAKELINE BLVD	AUSTIN 78750 (78717) TRAVIS
MCNIEL				
IHW	73218	LANDMARK COLLISION SPECIALISTS	6813 MCNIEL RD	AUSTIN 78750 (78727) TRAVIS
RCRAG	TXD981906811	LANDMARK COLLISION SPECIALIST	6813 MCNIEL RD	AUSTIN 78750 (78727) TRAVIS
MELLOW MEADOW				
PST	0067305	ANDERSON MILL MUNICIPAL UTILITY DISTRICT	10508 MELLOW MEADOW	AUSTIN 78750 (78750) TRAVIS
OCEANAIRE				
PST	0007150	7-ELEVEN 25390	13096 OCEANAIRE	AUSTIN 78750 TRAVIS
RANCH				
DCR	RN103968699	FOUR SONS QUALITY CLEANERS	7301 RANCH ROAD 620 N	AUSTIN 78726 (78726) TRAVIS
IHW	66063	AUSTIN HORNSBY BEND POND	9511 RANCH ROAD 620 N	AUSTIN 78726 (78726) TRAVIS
PST	0074102	JIFFYMART 11	10505 RANCH ROAD 620 N	AUSTIN 78726 (78726) TRAVIS
IHW	67302	MAGNUM CUSTOM TRAILER MFG	10806 RANCH ROAD 620 N	AUSTIN 78726 (78726) TRAVIS
RCRAG	TXD063083273	MAGNUM CUSTOM TRAILER MFG CO INC	10806 RANCH ROAD 620 N	AUSTIN 78726 (78726) TRAVIS
PST	0001289	MAJIK MART	11815 RANCH ROAD 620 N	AUSTIN 78750 (78750) TRAVIS
PST	0071692	ON THE MOVE 4	12020 RANCH ROAD 620 N	AUSTIN 78750 (78613) TRAVIS
IHW	69512	CALIBER BODYWORKS OF TEXAS	12322 RANCH ROAD 620 N	AUSTIN 78750 (78613) TRAVIS
RCRAG	TXD981154529	CALIBER COLLISION CENTERS	12322 RANCH ROAD 620 N	AUSTIN 78750 (78613) TRAVIS
DCR	RN103960399	RICKS CLEANERS	12218 RANCH ROAD 620 N STE 101	AUSTIN 78750 (78613) TRAVIS
RESEARCH				
PST	0029776	PRECISION TUNE	12732 A RESEARCH	AUSTIN 78750 (78759) TRAVIS

## Zip Report

(\* denotes institutional/engineering controls exist.)

ACRONYM: ID#:	NAME:	ADDRESS:	CITY/ZIP/COUNTY:
PST 0045252	DIAMOND SHAMROCK 965	12812 RESEARCH BLVD	AUSTIN 78759 (78750) TRAVIS
PST 0062289	DIAMOND SHAMROCK 965	12812 RESEARCH	AUSTIN 78759 (78750) TRAVIS
DCR RN103963237	BEST CLEANERS	12850 RESEARCH BLVD	AUSTIN 78750 (78750) TRAVIS
IHW 66384	THE CLEANING SOLUTION	12850 RESEARCH BLVD	AUSTIN 78750 (78750) TRAVIS
RCRAG TXD981058803	THE CLEANING SOLUTION	12850 RESEARCH BLVD	AUSTIN 78750 (78750) TRAVIS
IHW 72814	TEXANA MACHINERY	12949 RESEARCH BLVD	AUSTIN 78750 (78729) TRAVIS
PST 0015498	CASE POWER & EQUIPMENT	12949 RESEARCH BLVD	AUSTIN 78750 (78729) TRAVIS
RCRAG TXD982553562	TEXANA MACHINERY CORPORATION	12949 RESEARCH BLVD	AUSTIN 78750 (78729) TRAVIS
PST 0048049	AMERICAN CAR CARE CTR	13026 RESEARCH BLVD	AUSTIN 78750 (78750) TRAVIS
IHW 73605	PAVILION LINCOLN-MERCURY	13049 RESEARCH BLVD	AUSTIN 78750 (78729) TRAVIS
RCRAG TXD982564155	PAVILION LINCOLN-MERCURY INC	13049 RESEARCH BLVD	AUSTIN 78750 (78729) TRAVIS
DCR RN102845302	JACK BROWN CLEANERS 89	13058 RESEARCH BLVD	AUSTIN 78750 (78750) TRAVIS
IHW 66320	ONE PRICE CLEANERS NO 89	13058 RESEARCH BLVD	AUSTIN 78750 (78750) TRAVIS
RCRAG TXD981590789	ONE PRICE CLEANERS	13058 RESEARCH BLVD	AUSTIN 78750 (78750) TRAVIS
PST 0014695	CRYSTAL CAR WASH	13200 RESEARCH BLVD	AUSTIN 78750 (78750) TRAVIS
PST 0074609	SHELL MINI MART	13215 RESEARCH BLVD	AUSTIN 78750 (78729) TRAVIS
IHW 75681	STAR ENTERPRISES	13296 RESEARCH BLVD	AUSTIN 78750 (78750) TRAVIS
PST 0023184	SHELL	13296 RESEARCH BLVD	AUSTIN 78750 (78750) TRAVIS
RCRAG TXD987993623	STAR ENTERPRISES INC	13296 RESEARCH BLVD	AUSTIN 78750 (78750) TRAVIS
IHW 68651	HURST AUTOMOTIVE SERVICE	13501 RESEARCH	AUSTIN 78750 (78729) TRAVIS
RCRAG TXD066422536	HURST AUTOMOTIVE SERVICE	13501 RESEARCH	AUSTIN 78750 (78729) TRAVIS
IHW 66337	DELUXE AUTO PAINTING BODY	13535 RESEARCH BLVD	AUSTIN 78750 (78729) TRAVIS
IHW 72745	DAWN MCDAVID ACURA	13553 RESEARCH BLVD	AUSTIN 78750 (78729) TRAVIS
PST 0047614	DAVID MCDAVID ACURA	13553 RESEARCH BLVD	AUSTIN 78750 (78729) TRAVIS
RCRAG TXD981057912	DAWN MCDAVID ACURA	13553 RESEARCH BLVD	AUSTIN 78750 (78729) TRAVIS
IHW 75038	DAVID MCDAVID CHRYS-PLYMOUTH	13573 RESEARCH BLVD	AUSTIN 78750 (78729) TRAVIS

## Zip Report

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ACRONYM: ID#:	NAME:	ADDRESS:	CITY/ZIP/COUNTY:
PST 0047615	DAVID MCDAVID CHRYSLER PLYMOUTH	13573 RESEARCH BLVD	AUSTIN 78750 (78729) TRAVIS
RCRAG TXD982563587	DAVID MCDAVID CHRYS-PLYMOUTH	13573 RESEARCH BLVD	AUSTIN 78750 (78729) TRAVIS
PST 0048765	TX DOT ROW PARCEL 234	13627 RESEARCH	AUSTIN 78750 (78750) TRAVIS
PST 0019618	JASMEL QUICKIE PICKIE	13651 RESEARCH BLVD	AUSTIN 78750 (78750) TRAVIS
IHW 79234	CHEVRON 200170	13775 RESEARCH BLVD	AUSTIN 78750 (78729) TRAVIS
RCRAG TXD988045373	CHEVRON USA INC	13775 RESEARCH BLVD	AUSTIN 78750 (78729) TRAVIS
PST 0065967	FORMER WOOLCO DEPT STORE	13780 RESEARCH BLVD	AUSTIN 78613 (78750) WILLIAMSON
IHW 84718	RAM CLEANERS	13096 RESEARCH BLVD, SUITE 101	AUSTIN 78750 (78750) TRAVIS
RCRAG TXR000031187	RAM CLEANERS	13096 RESEARCH BLVD SUITE 101	AUSTIN 78750 (78750) TRAVIS
IHW 74702	STRUTS CLEANERS	13376 RESEARCH BLVD, SUITE 130	AUSTIN 78750 (78750) TRAVIS
RCRAG TXD982562811	STRUTS CLEANERS INC	13376 RESEARCH BLVD SUITE 130	AUSTIN 78750 (78750) TRAVIS
IHW 75176	RISING SUN	13376 RESEARCH BLVD, STE 600	AUSTIN 78750 (78750) TRAVIS
RCRAG TXD987991379	RISING SUN INC	13376 RESEARCH BLVD STE 600	AUSTIN 78750 (78750) TRAVIS
IHW 66395	BROTHERS II CLEANERS	13450 RESEARCH BLVD, SUITE 227	AUSTIN 78750 (78750) TRAVIS
RCRAG TXD981060155	BROTHERS II CLEANERS	13450 RESEARCH BLVD SUITE 227	AUSTIN 78750 (78750) TRAVIS
DCR RN103955662	REIDS CLEANERS 4	13450 RESEARCH BLVD STE 237	AUSTIN 78750 (78750) TRAVIS
DCR RN103960415	RICKS CLEANERS	13492 RESEARCH BLVD STE 100	AUSTIN 78750 (78750) TRAVIS
DCR RN103952545	LONE STAR CLEANERS	13376 RESEARCH BLVD STE 500-502	AUSTIN 78750 (78750) TRAVIS
RIVER PLACE			
AFS 4845300030	3M AUSTIN CENTER	6801 RIVER PLACE BLVD	AUSTIN 787264530 TRAVIS
AFS 4849100030	3M AUSTIN CENTER	6801 RIVER PLACE BLVD	AUSTIN 787264530 TRAVIS
RIVERPLACE			
IHW 38555	3M COMPANY AUSTIN CENTER	6801 RIVERPLACE BLVD	AUSTIN 78726 (78726) TRAVIS
PST 0052592	3M AUSTIN CENTER	6801 RIVERPLACE BLVD	AUSTIN 78726 (78726) TRAVIS
RCRAG TXD982555674	3M COMPANY	6801 RIVERPLACE BLVD	AUSTIN 78726 (78726) TRAVIS
SPICEWOOD SPRINGS			
PST 0019355	FIRESIDE 345 CO XP3082	5501 SPICEWOOD SPRINGS RD	AUSTIN 78759 (78750) TRAVIS

## Zip Report

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ACRONYM: ID#:	NAME:	ADDRESS:	CITY/ZIP/COUNTY:
PST 0059695	DIAMOND SHAMROCK 1308	8556 SPICEWOOD SPRINGS RD	AUSTIN 78759 (78750) TRAVIS
US HIGHWAY			
PST 0064639	FIRESTONE TIRE	13000 US HWY 183 NORTH	AUSTIN 78750 (78750) TRAVIS
PST 0074560	ALBERTSONS EXPRESS 4085	13435 US HWY 183 N	AUSTIN 78750 (78729) TRAVIS
IHW 79168	CHEVRON USA 157966	13466 N US HIGHWAY 183	AUSTIN 78750 (78750) TRAVIS
RCRAG TXD988034955	CHEVRON USA	13466 N US HWY 183	AUSTIN 78750 (78750) TRAVIS
PST 0060144	HINSLEY INVESTMENTS	13579 US HWY 183	AUSTIN 78750 (78729) TRAVIS
PST 0071585	WHITE GLOVE CAR WASH	13831 N US HWY 183	AUSTIN 78750 (78729) TRAVIS
VISTA PARKE			
IHW 39312	SASOL NORTH AMERICA	12025 VISTA PARKE DR	AUSTIN 78726 (78726) TRAVIS
RCRAG TX0987987914	CONDEA VISTA COMPANY	12025 VISTA PARKE	AUSTIN 78726 (78726) TRAVIS
RCRAG TXD987987914	SASOL NORTH AMERICA INC	12025 VISTA PARKE DR	AUSTIN 78726 (78726) TRAVIS
RCRAG TXR000041277	GENOMICFX LP	12024 VISTA PARKE DR STE 2250	AUSTIN 787264050 (78726) TRAVIS
VOLENTE			
PST 0056469	AUSTIN PAVING COMPANY	12112 VOLENTE RD	AUSTIN 78726 TRAVIS
PST 0062426	AUSTIN BRIDGE & ROAD VOLENTE	12112 VOLENTE RD	AUSTIN 78726 TRAVIS
PST 0077230	TRANSIT MIX CONCRETE & MATERIALS AT 12210 VOLENTE RD VOLENTE		AUSTIN 78760 (78726) TRAVIS
SITE SPECIFIC			
ERNS 307803	TEXAS INSTRUMENTS	INTERSECT HWY 183 & 620	AUSTIN - (78750)
ERNS 403917	LOWER COLO. RIVR AUTH	SR 620	AUSTIN
SPIILLS 8/5/98010	CHAMPION SITE PREP	3500 BLK, S. FM 620, AUSTIN	TRAVIS
SPIILLS 12/2/85001	PETRO CHEMICAL TRANSPORT	13110 FM 620, AUSTIN	TRAVIS
SPIILLS 7/12/82003	CITY OF AUSTIN UTILITY DEPT.	AUSTIN-OFF 620 BESIDE MANSFIELD DAM	TRAVIS
SPIILLS 2/19/88005	ADVANCED TANK CONSTRUCTION	COMANCHE TRAIL OFF RR 620 EAST OF LAKE TRAVIS	TRAVIS
SPIILLS 1/18/88005	UNKNOWN	OFF DEBBA LANE S OF FM 620 & W OF MANSFIELD DAM	TRAVIS

## Zip Report

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ACRONYM: ID#:	NAME:	ADDRESS:	CITY/ZIP/COUNTY:
SPIILLS 8/28/90001	UNKNOWN	HWY 71 AND 620 OUTSIDE OF AUSTIN	TRAVIS 78738 (78738) TRAVIS
SPIILLS 10/12/96016	CIRCLE K	PARKING LOT OF THE CIRCLE K @ #7004 FM TRAVIS 78732 (78732) TRAVIS 620	
SPIILLS 5/6/91001	CITY OF AUSTIN	RM 620 AT LAKE TRAVIS SCHOOLS	TRAVIS
SPIILLS 5/10/88006	UNKNOWN	ULLMAN DRIVE OFF STORM DRIVE OFF RR 620, E OF LAKE TRAVIS	TRAVIS

\*\* NO RECORDS FOUND IN SEARCH AREA FOR THE FOLLOWING ACRONYMS \*\*

INDPSTR06

PIHW

USEC



## Zip Report

(\*\*\*\*\* denotes institutional/engineering controls exist.)

ACRONYM: ID#:	NAME:	ADDRESS:	CITY/ZIP/COUNTY:
LPST	103362 (FAC# 0060182)	VACANT	AUSTIN 78767 (78750) TRAVIS
LPST	105683 (FAC# 0063791)	NATIONAL PROJECTS INC	AUSTIN 78726 (78726) TRAVIS
LPST	105499 (FAC# 0063322)	C & W CAFE	AUSTIN 78750 (78726) TRAVIS
ANDERSON MILL			
LPST	109399 (FAC# 0007153)	7 ELEVEN 19844	AUSTIN 78750 (78750) TRAVIS
FM			
LPST	098574 (FAC# 0057846)	BUCKNER FRB AUSTIN	AUSTIN 78726 (78726) TRAVIS
LPST	098712 (FAC# 0048986)	TEXACO STATION	AUSTIN 78750 (78729) TRAVIS
HIGHWAY			
LPST	110405 (FAC# 0067274)	CLOSED CONVENIENCE STORE ROW	AUSTIN 78759 (78750) TRAVIS
LPST	102338 (FAC# 0034933)	TEXACO SERVICE STATION	AUSTIN 78750 (78734) TRAVIS
LPST	106688 (FAC# 0064639)	FIRESTONE TIRE	AUSTIN 78750 (78750) TRAVIS
LPST	108138 (FAC# 0036528)	CIRCLE K 3279	AUSTIN 78750 (78750) TRAVIS
IH			
LPST	102922 (FAC# 0033184)	SHELL RETAIL SERVICE STATION	AUSTIN 78750 (78704) TRAVIS
RESEARCH			
LPST	102651 (FAC# 0019619)	MARKET MANIA FORMER CITGO FAC	AUSTIN 78750 (78759) TRAVIS
LPST	096268 (FAC# 0045252)	DIAMOND SHAMROCK	AUSTIN 78752 (78750) TRAVIS
LPST	099127 (FAC# 0015498)	CASE POWER & EQUIPMENT	AUSTIN 78750 (78729) TRAVIS
LPST	109577 (FAC# 0048049)	AMERICAN CAR CARE CENTER	AUSTIN 78750 (78750) TRAVIS
IOP	0200	13084 RESEARCH, LTD.	AUSTIN 78750 (78750) TRAVIS
LPST	092920 (FAC# 0023184)	TEXACO	AUSTIN 78750 (78750) TRAVIS
LPST	108612 (FAC# 0023184)	TEXACO	AUSTIN 78750 (78750) TRAVIS
LPST	092375 (FAC# 0028635)	CHEVRON 60157966	AUSTIN 78750 (78750) TRAVIS
LPST	091219 (FAC# 0019618)	JASMEL QUICKIE PICKIE	AUSTIN 78750 (78750) TRAVIS
LPST	108608 (FAC# 0065967)	FORMER WOOLCO DEPT STORE	AUSTIN (78750)

## Zip Report

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ACRONYM: ID#:	NAME:	ADDRESS:	CITY/ZIP/COUNTY:
		RIVERPLACE	
LPST 098749 (FAC# 0052592)	3M AUSTIN CENTER	6801 RIVERPLACE BLVD	AUSTIN 78726 (78726) TRAVIS
		SPICEWOOD SPRINGS	
LPST 107108 (FAC# 0059695)	DIAMOND SHAMROCK 1308	8656 SPICEWOOD SPRINGS	AUSTIN 78749 (78750) TRAVIS
		STREET, 38TH	
MSWLF 2128	SETON MEDICAL CENTER	1201 W 38TH ST, AUSTIN	AUSTIN 78705 (78705) TRAVIS
MSWLF 65003	GABLES RESIDENTIAL TRUST	38TH AND LAMAR BLVD., AUSTIN, TX 78751	AUSTIN 78751 (78751) TRAVIS
		VOLENTE	
LPST 099280 (FAC# 0062426)	AUSTIN BRIDGE & ROAD VOLENTE	12112 VOLENTE RD	AUSTIN 78726 TRAVIS
		SITE SPECIFIC	
MSWLF 2057			0 (0)
MSWLF 42004	AUSTIN, CITY OF		AUSTIN 0 (0)
MSWLF 42018	CRAIG SELLMAN	53.86 ACRES MICHEAL GREEN LEAGUE NO 4 AUSTIN 78617 (78617) TRAVIS TRAVIS CO TX 1 3/4 MI NE	
MSWLF 40180	CRAIG SELLMAN	6 MI SE OF AUSTIN-BERGSTROM INTERNATIONAL AIRPORT 3/4 MI E OF	AUSTON
MSWLF 2123	TX DISPOSAL STMS LF, INC.	5 MI S OF AUSTIN, 3MI E OF IH35, IN NW QUAD CREEDMOOR 78747 (78747) TRAVIS OF FM1327 & CARL RD	
MSWLF 1124	ST STEPEHEN'S EPISCOPAL	1000N OF BUNNY RUN RD & DAVENPROT RANCH RD INTERSECTION	AUSTIN 78746 (78746) TRAVIS
MSWLF 42023	CARY & ALLYSSA JUBY	2.2 MI S OF COUPLAND FROM INTERSEC OF AUSTIN LUND CARLSON RD & SKOG R	
MSWLF 47006	ALEXANDER, VICKI	3.5 MI SE OF CREEDMOOR, 7101 HWY.290 W., SUITE 325.	CREEDMOOR 0 (0)
MSWLF 42016	ALEXANDER, VICKI	3.5 MI SE OF CREEDMOOR - MAILING ADDR. 7101 HWY. 290W. STE. 325	AUSTIN 78640 (78640) HAYS
MSWLF 360	MR. T. C. STEINER ET AL	3.5M SE CTY LMT, 1M E FMH812&US183 JCTN, 3300'SE BERGSTROM AFB.	AUSTIN 78719 (78719) TRAVIS
MSWLF 1348	FOREMOST CONST CO INC	8400 DELWAU LANE, IN AUSTIN CITY LIMITS	AUSTIN 78725 (78725) TRAVIS
MSWLF 1837	ROB HARBISON	1.2 MI N OF FM 1825 ON PFLUGERVILLE	N/A 0 (0)

## Zip Report

(\*\*\*\*\* denotes institutional/engineering controls exist.)

ACRONYM: ID#:	NAME:	ADDRESS:	CITY/ZIP/COUNTY:
MSWLF		LOOP	
MSWLF 1781	JOHN LLOYD	1/4 MI N OF FM 2244 & 1 MILE OF STATE HWY 71	0 (0)
MSWLF 249	WASTE MGM OF TEXAS, INC.	9708 GILES ROAD AT HWY 290 E.	AUSTIN 78754 (78754) TRAVIS
MSWLF 47000	TRAVIS CO.PCT.3 SAT. OPER	14624 HAMILTON POOL ROAD, W. OF INTERS.FM-620 & HWY.-70	AUSTIN 78738 (78738) TRAVIS
MSWLF 1390	S B WINGFIELD	1111 OLD BASTROP HIGHWAY	AUSTIN 78742 (78742) TRAVIS
MSWLF 1569	HARMON PROPERTIES	1111 OLD BASTROP HWY. AUSTIN	AUSTIN 78742 (78742) TRAVIS
MSWLF 1324	JOHN T JONES, JR (TRUSTEE)	300'E US183,.75M S COLORADO RVR,700BLK BASTROP HWY-S,SE AUSTIN	AUSTIN BASTROP HWY 0 (0)
MSWLF 685	CHARLES E. DURHAM	2.5M W OF US 183, N OF FM 1431, TRAVIS COUNTY PRECINCT #2.	AUSTIN 0 (0)
MSWLF 48000	BROWNING FERRIS, INC.	0.4 MI N OF US-290 ON GILES ROAD	AUSTIN 78754 (78754) TRAVIS
MSWLF 361	CHARLES L. BRUCHMILLER ET	1M E OF US HWY 183 ON FM HWY 812	AUSTIN 78719 (78719) TRAVIS
MSWLF 1291	FORD SMITH TRUST INVEST CO	5M E US 183 & SH 71 INTSCN, .25M N SH 71	AUSTIN 78725 (78725) TRAVIS
MSWLF 732	WILEY AND HOWARD PRINGLE	5206 WIND RIVER ROAD MESA PARK SUBDIVISION	AUSTIN 78759 (78759) TRAVIS
MSWLF 1513	STEINER, T C	SE OF AUSTIN, APPROX 5000FT SE OF ROSS ELROY 0 (0) RD/PEARCE LANE INTX	
MSWLF 1533	STEINER, T C	SE OF AUSTIN, 5000FT SE OF INTX OF ROSS ELROY 0 (0) RD & PEARLE LANE	
MSWLF 47002	TEXAS DISPOSAL SYSTEM	FM-1327, APPROX. 3 MI. E. OF INTERSECTION OF IH-35 & FM-1327	AUSTIN 78747 (78747) TRAVIS
MSWLF 986	MR. T. C. STEINER	W OF FMH973,.3M N OF FMH812,1.1M SE OF BERGSTROM AFB,4MWCTYLMT	AUSTIN 78719 (78719) TRAVIS
MSWLF 1841	IESI TX LANDILL LP	1200FT NE OF FM 812,3600FT VNW OF FM973&3500FT E OF US183	N/A 78719 (78719) TRAVIS
MSWLF 1926	JOHN S LLOYD, TRUSTEE	2400FT E OF INTERSECTION IH35 AND ROYSTON, 800FT N ROYSTON LN	AUSTIN 78664 (78664) WILLIAMSON
MSWLF 686	WILLIAM M. GRUMBLES JR.	AT HWY 71 & FM 620 INTSCN, N OF SH 71, 4M BEE CAVE 0 (0) W OF BEE CAVE CITY	

## Zip Report

(\*\*\*\*\* denotes institutional/engineering controls exist.)

ACRONYM: ID#:	NAME:	ADDRESS:	CITY/ZIP/COUNTY:
MSWLF 684	MR. JOE T. ROBERTSON	N OF HWY 290, 3M W OF GILES RD., 1.5M E OF AUSTIN CITY LIMITS	AUSTIN 0 (0)
MSWLF 1913	AUSTIN, CITY OF	HORNSBY BEND AREA, NE COLORADO RIVER, NW OF FM 973	NONE 0 (0)
MSWLF 1447	TIGER CORP	INTX OF GILES & BLUE GOOSE RDS	AUSTIN 78754 (78754) TRAVIS
MSWLF 47010	CRAIG SELLMAN	LOCATED 1 3/4 MI NE OF ELROY 3/4 MI E OF AUSTIN INTERSECTION OF JACO	
MSWLF 2250	ENVIRO-WASTE TYPE V OF TX.	LOTS 1 & 2, AIRPORT TWO SUBD. LOCATION OF EVNRO WASTE BLDG.	AUSTIN 0 (0)
MSWLF 61001	EMMERT, MARK A.	MOBILE PROCESS	0 (0)
MSWLF 47001	SATELLITE/PRECINT ONE	S. OF INTERSECTION OF EAST HWY-290 & JOHNNY MORRIS ROAD	AUSTIN 78724 (78724) TRAVIS
MSWLF 119	TRAVIS COUNTY	E SIDE OF FM-620, 0.2 MILE N OF FM-620 AND AUSTIN 78738 (78738) TRAVIS SH-71 INT.	
MSWLF 65005	RIO VISTA PARTNERS LIMITED	E. SIDE OF INTERSECTION OF HWY-290 & HWY-183 (WATERSBEND APTS.)	AUSTIN 78754 (78754) TRAVIS
MSWLF 47012	CRAIG SELLMAN	SITE IS OUT OF MICHAEL GREEN LEAGUE NO 4 TRAVIS CO TX 1.3/4 MI	AUSTIN

\*\* NO RECORDS FOUND IN SEARCH AREA FOR THE FOLLOWING ACRONYMS \*\*

BSA  
CERCLIS  
INDLPSTR0  
6  
NFRAP  
ODI  
RCRAT  
RRCVCP  
TXRWS  
VCP

# Zip Report

(\*\*\*\*\* denotes institutional/engineering controls exist.)

ACRONYM: ID#:	NAME:	ADDRESS:	CITY/ZIP/COUNTY:
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		INTRSCTN	
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RCRAC	TXR000025361	BULL CREEK LEAD	INTRSCTN OF 2222 & 360 NW	AUSTIN 78751 (78730) TRAVIS
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\*\* NO RECORDS FOUND IN SEARCH AREA FOR THE FOLLOWING ACRONYMS \*\*

DNPL

NPL

RODS

TXSF



## **APPENDIX D**



**Photo 1** Typical view of the entrance to the site.



**Photo 2** Typical view of the front of one of the buildings.



**Photo 3** Typical interior view of the on-site buildings.



**Photo 4** View of the kitchen located in the cafeteria.



**Photo 5** Typical view of interior floor drains.



**Photo 6** View of the grease trap located next to Building E, cafeteria.





**Photo 7** Typical view of elevator pit with concrete staining.



**Photo 8** Typical view of cooling tower.



**Photo 9** View of deodorizer AST.



**Photo 10** Typical view of solid waste dumpsters.



**Photo 11** Typical view of trash/debris located on the northwest portion of Lot 2.



**Photo 12** Typical view of trash/debris located on Lot 1.





**Photo 13** Typical view of former septic system area on Lot 1.



**Photo 14** View of gasoline containers located near Building B.



**Photo 15** View of flame retardant cabinets located in Building B.



**Photo 16** Typical view of recreation area.



**Photo 17** View of water well located near the recreation area.



**Photo 18** View of septic system located near the recreation center.





**Photo 19** View of water well located near Building A.



**Photo 20** View of natural gas pipeline marker.



**Photo 21** Typical view of pad-mounted transformer.



**Photo 22** Typical view of pole-mounted transformer.



**Photo 23** Typical view of surrounding properties.



**Photo 24** View along Ranch Road 620 North located to the west of the site.



## **APPENDIX E**

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
ACM	<p>Asbestos Containing Material. Asbestos is a naturally occurring mineral, three varieties of which (chrysotile, amosite, crocidolite) have been commonly used as fireproofing or binding agents in construction materials. Exposure to asbestos, as well as ACM, has been documented to cause lung diseases including asbestosis (scarring of the lung), lung cancer and mesothelioma (a cancer of the lung lining).</p> <p>Regulatory agencies have generally defined ACM as a material containing greater than one (1) percent asbestos, however some states (e.g. California) define ACM as materials having 0.1% asbestos. In order to define a homogeneous material as non-ACM, a minimum number of samples must be collected from the material dependent upon its type and quantity. Homogeneous materials defined as non-ACM must either have 1) no asbestos identified in all of its samples or 2) an identified asbestos concentration below the appropriate regulatory threshold. Asbestos concentrations are generally determined using polarized light microscopy or transmission electron microscopy. Point counting is an analytical method to statistically quantify the percentage of asbestos in a sample. The asbestos component of ACM may either be friable or non-friable. Friable materials, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure and have a higher potential for a fiber release than non-friable ACM. Non-friable ACM are materials that are firmly bound in a matrix by plastic, cement, etc. and, if handled carefully, will not become friable.</p> <p>Federal and state regulations require that either all suspect building materials be presumed ACM or that an asbestos survey be performed prior to renovation, dismantling, demolition, or other activities that may disturb potential ACM. Notifications are required prior to demolition and/or renovation activities that may impact the condition of ACM in a building. ACM removal may be required if the ACM becomes damaged or is likely to be disturbed or damaged during demolition or renovation. Abatement of friable or potentially friable ACM must be performed by a licensed abatement contractor in accordance with state rules and NESHAP. Additionally, OSHA regulations for work classification, worker training and worker protection will apply.</p>
AHERA	Asbestos Hazard Emergency Response Act
AST	Above Ground Storage Tanks. ASTs are generally described as storage tanks less than 10% of which are below ground (i.e., buried). Tanks located in a basement, but not buried, are also considered ASTs. Whether, and the extent to which, an AST is regulated, is determined on a case-by-case basis and depends upon tank size, its contents and the jurisdiction of its location.
BGS	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes. BTEX are VOC components found in gasoline and commonly used as analytical indicators of a petroleum hydrocarbon release.
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act (a.k.a. Superfund). CERCLA is the federal act that regulates abandoned or uncontrolled hazardous waste sites. Under this Act, joint and several liability may be imposed on potentially responsible parties for cleanup-related costs.
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System. An EPA compilation of sites having suspected or actual releases of hazardous substances to the environment. CERCLIS also contains information on site inspections, preliminary assessments and remediation of hazardous waste sites. These sites are typically reported to EPA by states and municipalities or by third parties pursuant to CERCLA Section 103.
CFR	Code of Federal Regulations
DOT	U.S. Department of Transportation
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System. An EPA-maintained federal database which stores information on notifications of oil discharges and hazardous substance releases in quantities greater than the applicable reportable quantity under CERCLA. ERNS is a cooperative data-sharing effort between EPA, DOT, and the National Response Center.
ESA	Environmental Site Assessment
FRP	Fiberglass Reinforced Plastic
Hazardous Substance	As defined under CERCLA, this is (A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title; (C) any hazardous waste having characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (with some exclusions); (D) any toxic pollutant listed under section 1317(a) of Title 33; (E) any hazardous air pollutant listed under section 112 of the Clean Air Act; and (F) any imminently hazardous chemical substance or mixture with respect to which the EPA Administrator has taken action under section 2606 of Title 15. This term does not include petroleum, including crude oil or any fraction thereof which is not otherwise listed as a hazardous substance under subparagraphs (A) through (F) above, and the term does not include natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).

<b>Term/Acronym</b>	<b>Description</b>
Hazardous Waste	This is defined as having characteristics identified or listed under section 3001 of the Solid Waste Disposal Act (with some exceptions). RCRA, as amended by the Solid Waste Disposal Act of 1980, defines this term as a "solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed."
HREC	Historical Recognized Environmental Condition. Environmental condition which in the past would have been considered a recognized environmental condition (REC), but which may or may not be considered a REC currently. The final decision rests with the environmental professional and will be influenced by the current impact of the HREC on the property. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidence by the issuance of a no further action letter or equivalent), this condition shall be considered an historical recognized environmental condition.
ILP	Innocent Landowner/Operator Program
LUST	Leaking Underground Storage Tank. This is a federal term set forth under RCRA for leaking USTs. Some states also utilize this term.
MCL	Maximum Contaminant Level. This Safe Drinking Water concept (and also used by many states as a groundwater cleanup criteria) refers to the limit on drinking water contamination that determines whether a supplier can deliver water from a specific source without treatment.
MSDS	Material Safety Data Sheets. Written/printed forms prepared by chemical manufacturers, importers and employers that identify the physical and chemical traits of hazardous chemicals under OSHA's Hazard Communication Standard.
NESHAP	National Emissions Standard for Hazardous Air Pollutants (Federal Clean Air Act). This part of the Clean Air Act regulates emissions of hazardous air pollutants.
NFRAP	Facilities where there is "No Further Remedial Action Planned," as more particularly described under the Records Review section of this report.
NOV	Notice of Violation. A notice of violation or similar citation issued to an entity, company or individual by a state or federal regulatory body indicating a violation of applicable rule or regulations has been identified.
NPDES	National Pollutant Discharge Elimination System (Clean Water Act). The federal permit system for discharges of polluted water.
NPL	National Priorities List, as more particularly described under the Records Review section of this report.
OSHA	Occupational Safety and Health Administration or Occupational Safety and Health Act
PACM	Presumed Asbestos-Containing Material. A material that is suspected of containing or presumed to contain asbestos but which has not been analyzed to confirm the presence or absence of asbestos.
PCB	Polychlorinated Biphenyl. A halogenated organic compound commonly in the form of a viscous liquid or resin, a flowing yellow oil, or a waxy solid. This compound was historically used as dielectric fluid in electrical equipment (such as electrical transformers and capacitors, electrical ballasts, hydraulic and heat transfer fluids), and for numerous heat and fire sensitive applications. PCB was preferred due to its durability, stability (even at high temperatures), good chemical resistance, low volatility, flammability, and conductivity. PCBs, however, do not break down in the environment and are classified by the EPA as a suspected carcinogen. 1978 regulations, under the Toxic Substances Control Act, prohibit manufacturing of PCB-containing equipment; however, some of this equipment may still be in use today.
pCi/l	picoCuries per Liter of Air. Unit of measurement for Radon and similar radioactive materials.
PLM	Polarized Light Microscopy (see ACM section of the report, if included in the scope of services)
PST	Petroleum Storage Tank. An AST or UST that contains a petroleum product.
Radon	A radioactive gas resulting from radioactive decay of naturally-occurring radioactive materials in rocks and soils containing uranium, granite, shale, phosphate, and pitchblende. Radon concentrations are measured in picoCuries per liter of air. Exposure to elevated levels of radon creates a risk of lung cancer; this risk generally increases as the level of radon and the duration of exposure increases. Outdoors, radon is diluted to such low concentrations that it usually does not present a health concern. However, radon can accumulate in building basements or similar enclosed spaces to levels that can pose a risk to human health. Indoor radon concentrations depend primarily upon the building's construction, design and the concentration of radon in the underlying soil and groundwater. The EPA recommended annual average indoor "action level" concentration for residential structures is 4.0 pCi/l.
RCRA	Resource Conservation and Recovery Act. Federal act regulating solid and hazardous wastes from point of generation to time of disposal ("cradle to grave"). 42 U.S.C. 6901 et seq.
RCRA Generators	The RCRA generators list is part of the RCRIS database maintained by EPA and lists facilities that generate hazardous waste as part of their normal business operations, as more particularly defined under Section 5.0 of this report.

<b>Term/Acronym</b>	<b>Description</b>
RCRA	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous materials, which are undergoing "corrective action". A "corrective action" order is issued when there is a release of hazardous waste or constituents into the environment from a RCRA facility.
CORRACTS/TSDs	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities that report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.
RCRA Non-CORRACTS/TSDs	RAATS. RCRA Administrative Actions Taken. RAATS information is now contained in the RCRIS database and includes records of administrative enforcement actions against facilities for noncompliance.
Violators List	Resource Conservation and Recovery Information System, as defined in the Records Review section of this report.
RCRIS	Recognized Environmental Condition is defined by ASTM E 1527-00 as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions of compliance with laws. The term is not intended to include <i>de minimis</i> conditions that generally do not present a material risk of harm to the public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.
SCL	State "CERCLIS" List (see SPL/State Priority List, below).
SPCC	Spill Prevention, Control and Countermeasures. SPCC plans are required under federal law (Clean Water Act and Oil Pollution Act) for any facility having a petroleum AST with a capacity of over 660 gallons or two or more tanks having an aggregate capacity of over 1320 gallons. SPCC plans are also required for facilities with underground petroleum storage tanks with capacities of over 42,000 gallons. Many states have similar spill prevention programs, which may have additional requirements.
SPL	State Priority List. State list of confirmed sites having contamination in which the state is actively involved in clean up activities or is actively pursuing potentially responsible parties for clean up. Sometimes referred to as a State "CERCLIS" List.
SWF	Solid Waste Facility List. A Vista Information Solutions, Inc. database of solid waste facilities listed by state.
TPH	Total Petroleum Hydrocarbons
TRI	Toxic Release Inventory. Routine EPA report on releases of toxic chemicals to the environment based upon information submitted by entities subject to reporting under the Emergency Planning and Community Right to Know Act.
TSCA	Toxic Substances Control Act. A federal law regulating manufacture, import, processing and distribution of chemical substances not specifically regulated by other federal laws (such as asbestos, PCBs, lead-based paint and radon). 15 U.S.C 2601 et seq.
USACE	United States Army Corps of Engineers
USC	United States Code
USGS	United States Geological Survey
USNRCS	United States Department of Agriculture-Natural Resource Conservation Service
UST	Underground Storage Tank. Most federal and state regulations, as well as ASTM E1527, define this as any tank, including, underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground (i.e., buried).
VCP	Voluntary Cleanup Program
VOC	Volatile Organic Compound
Waters of the United States (US)	Waters of the U.S. are: (1) waters used in interstate or foreign commerce; (2) all interstate waters including interstate wetlands; (3) all other waters which the use, degradation, or destruction of which could affect interstate/foreign commerce; (4) all impoundments of waters otherwise defined as waters of the US; (5) tributaries of waters identified in 1 through 4 above; (6) the territorial seas; and (7) wetlands adjacent to waters identified in 1 through 6 above.
Wetlands	Wetlands are areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

<i><b>Texas Term/Acronym</b></i>	<i><b>Description</b></i>
LPST/LTANKS	Leaking Petroleum Storage Tank (Texas)
TACB	Texas Air Control Board (now a division of the TCEQ)
TDSHS	Texas Department of State Health Services
TCEQ	Texas Commission on Environmental Quality (formerly the TNRCC)
TCEQ LPST List	Registered PST facilities with identified releases.
TCEQ Spills List	Listing of spills reported to the TCEQ.
TCEQ State Superfund List	State listing of facilities not on the NPL but determined by the State to be the most hazardous requiring remediation.
TCEQ SWML	TCEQ Solid Waste Management List
TCEQ VCP	Facilities registered in the TCEQ Voluntary Cleanup Program.
TCEQ PST List	Facilities with registered PSTs (both underground and above ground).
TNRCC	Texas Natural Resource Conservation Commission (formerly the TWC, precursor agency to the TCEQ)
TNRIS	Texas Natural Resource Information System
TWC	Texas Water Commission (precursor agency to the TNRCC)





SITE PHOTO 1 - PROPOSED FIELDHOUSE





SITE PHOTO 2 - EXISTING BASEBALL GRANDSTAND





SITE PHOTO 3 - PROPOSED LOCATION OF CIRCULAR DRIVE





SITE PHOTO 4 - EXISTING BASEBALL FIELD CONCESSIONS AND PROPOSED LOCATION OF FIELDHOUSE





SITE PHOTO 5 - PROPOSED LOCATION OF SOFTBALL FIELD





SITE PHOTO 6 - PRESERVE FENCELINE





SITE PHOTO 7 - SITE VEGETATION





SITE PHOTO 8 - SITE VEGETATION