

APPENDIX H.2 Disposal Area HTRW Investigation

1.0 INTRODUCTION

A Phase I Environmental Site Assessment (ESA) was conducted on the Southton Road Disposal Site in San Antonio, Texas. The site was identified by the San Antonio River Authority (SARA) in the 9 September 2003 report titled *San Antonio River Improvements Project, Preliminary Excavated Material Disposal Analysis for the Mission Reach* as the preferred location at which excavated material would be placed from construction of the subject portion of the project. The purpose of the ESA was to identify any environmental contamination concerns that could impact acquisition of the site.

The Fort Worth District, U.S. Army Corps of Engineers (USACE) conducted the ESA according to standards in American Society for Testing and Materials (ASTM): E 1527-00, Standard Practice for Environmental Site Assessments, Phase I Environmental Site Assessment Process. The ESA included a search of federal and state environmental regulatory records, review of historical maps and aerial photographs to indicate past land use, and site reconnaissance conducted on 06 January 2004 to confirm current site conditions.

2.0 SITE LOCATION AND DESCRIPTION

The Southton Road Site is located approximately 9.2 miles southeast of downtown San Antonio and is bounded on the east by Salado Creek, on the west by Southton Road, and on the north and south respectively by residences along FM 3747 and Southton Road. The site consists of approximately 240 acres of cleared agricultural and ranch land, including 100 acres situated within the floodplain of Salado Creek. Numerous oil wells that were located on the site have been closed under the oversight of the Railroad Commission of Texas. The property is owned by Mr. David Janszen, who resides on the western portion of the site on Southton Road.

3.0 ESA METHODOLOGY AND RESULTS

An environmental records search was conducted by Environmental Data Resources (EDR), Inc. at the request of the Fort Worth District USACE within a ½ mile radius of the approximate center of the Southton Road Site at latitude 29.30530 degrees north and longitude 98.42450 degrees west. This search radius encompassed the entire site as well as areas adjacent to the Janszen property. Additionally an oil, gas, and water well records search, historical map and aerial photograph search, and historical city telephone directory search were conducted by EDR, Inc. for the target property. The complete reports are included in the appendix to this document.

3.1 FEDERAL AND STATE ENVIRONMENTAL RECORDS SEARCH

The environmental records search revealed two areas of potential environmental concern within a ½ radius of the target property, however neither affects the Southton Road Site. One

of these areas was Wood Industries, a recycling operation located west of the Janszen property at 11373 Southton Road that was listed in several federal and state databases regarding environmental contamination. This area is physically separated from the Janszen property by Southton Road, however and does not impact the current or proposed utilization of the Southton Road Site. The other area listed was Southton Farm, a Bexar County fleet refueling facility located north of the Janszen property on FM 3747, which was listed in Texas Commission on Environmental Quality (TCEQ) underground storage tank (UST) and aboveground storage tank (AST) databases. Four USTs were listed as removed from the ground and one AST was listed as temporarily out of use, and no further investigation or remedial action requirements were listed for any of these tanks. This area is also physically separated from the Janszen property by FM 3747 as well as private property ownerships south of FM 3747, and so does not impact the current or proposed utilization of the Southton Road Site.

3.2 OIL AND GAS WELL RECORDS SEARCH

The oil, gas, and water well search of federal and state databases revealed numerous oil wells and several water wells located on and near the target property. During the site reconnaissance all oil wells on the property were found to have been plugged, and an associated tank battery had been removed. Aboveground power poles, including one observed with three transformers, remained at some of the former oil well locations. Records regarding the oil well plugging and tank battery removal were obtained from Mr. Steve Graham, Oilfield Cleanup Coordinator with the Railroad Commission of Texas. These records are included as an attachment to this document, and indicate that the wells were plugged in accordance with state requirements. The records also include laboratory analytical data for benzene, toluene, ethyl benzene, and total xylene (BTEX) and total petroleum hydrocarbons (TPH) obtained from soil samples taken during the tank battery removal. The data are summarized on Table 3.2 included with this document, which indicates residual concentrations of BTEX are below the most conservative protective concentration levels (PCLs) for these constituents listed in the TCEQ Texas Risk Reduction Program (TRRP) Rule, 30 TAC Chapter 350, while concentrations of TPH do exceed PCLs in one sample. The former tank battery location is within the Salado Creek flood plain and was recorded by global positioning system (GPS) at latitude 29.30170 north and longitude 98.42405 west during the site reconnaissance, depicted on Figure 1 included with this document.

3.3 WATER WELL RECORDS SEARCH

Three water wells are located on the Janszen property, one of which was located near the tank battery and is no longer functional, another which is used for livestock watering, and a third which is used for domestic water supply. The water well locations were recorded by GPS at latitude 29.30169 north and longitude 98.42443 west, latitude 29.30256 north and at longitude 98.43042 west, and latitude 29.30576 north and longitude 98.42997 west, depicted respectively as Water Well #1, Water Well #2, and Water Well #3 on Figure 2 included with this document.

3.4 HISTORICAL RECORDS SEARCH

The historical search for the target property included topographic maps from 1943 to 1992, aerial photographs from 1959 to 2001, and city telephone directory information from 1879 to 2002. These records indicated no prior land use that differed from the current utilization of the property.

4.0 CONCLUSIONS AND RECOMMENDATIONS

The ESA conducted for the Southton Road Site indicates that the property is suitable from an environmental standpoint for excavated material disposal with the following qualifications. Water Well #2 and Water Well #3 in the western portion of the site should be plugged according to state regulations. The three pole-mounted transformers remaining on the property should be removed and properly disposed. The 9 September 2003 report from SARA indicates the portion of the site in which excavated material will be placed does not extend to the locations of the former tank battery location and Water Well #1. If the area in which the disposed material is to be placed does instead extend to these locations, the residual soil at the former tank battery location should be further characterized and remediated if necessary and Water Well #1 should be plugged as per the other two water wells on the property.