

Phase I Environmental Site Assessment

Approximately 11 Acres Located along Jones Road South of Highway 290, Houston, Harris County, Texas 77041

December 27, 2018

PEI Project No.: 201812036



Prepared for:

City of Jersey Village
16327 Lakeview Drive
Jersey Village, Texas 77040

Prepared by:

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1.0 Executive Summary

1.1 Site Summary

SITE SUMMARY	
Site Element	Comments
Subject Property Address	Approximately 11 Acres Located along Jones Road South of Highway 290, Houston, Harris County, Texas 77041
Current Use of Subject Property	Undeveloped Land
Legal Description	Reserve E, Block 1 and Reserve D, Block 2, Jones Road 290 Commercial Reserves (per tax records)
Current Owner	Jones Road Project LP
Current Uses of Adjoining Properties:	North: Railroad tracks, Highway 290 and associated frontage roads, an Exxon branded gasoline station / convenience store, a multi-tenant retail shopping center and Chick-fil-a East: Railroad tracks, Highway 290 and associated frontage roads, a multi-tenant retail shopping center and Whataburger South: Undeveloped land West: Single-family residential property, a storage yard, Sutton Corrosion Control, undeveloped land and Jetco heavy hauling
Site Reconnaissance Date	December 14, 2018
Physical Setting	
Topography	Elevation: Approximately 117 feet above mean sea level (msl) General Area Topographic Downgradient: east
Groundwater Flow Direction	Southeast (See Section 5.3 for more information)
Depth to Groundwater	Approximately 14 - 20 feet below ground surface (bgs)
Sub-Surface Geology	Lissie Formation (QI)
Underlying Aquifer(s)	Gulf Coast Aquifer
Near Surface Soils	Ad - Addicks loam and Cd - Clodine fine sandy loam, 0 to 1 percent slopes

Historical Use Subject Property							
Year Range	Property Use(s)	Aerial Photos	Topo Maps	Fire Insurance Maps	Street Directories	Interviews	Regulatory Files / Prior Reports
1940s - Early-2000s	Undeveloped and vacant land	✓	✓				
Early-2000s - 2018	Storage lots and vacant land	✓	✓			✓	

Historical Use Adjoining Properties	
Direction	Historical Use Description
North Adjoining Property	Railroad tracks, Highway 290 and associated frontage roads, gasoline stations, convenience stores, service station, retail shopping center (no environmentally sensitive businesses), Chick-fil-a, commercial offices (no environmentally sensitive businesses) and undeveloped land
East Adjoining Property	Railroad tracks, Highway 290 and associated frontage roads, retail shopping center (no environmentally sensitive businesses), parking lots and Whataburger
South Adjoining Property	Undeveloped land
West Adjoining Property	Single-family residential property, storage yards, Sutton Coating Services and Corrosion Control, undeveloped land, Jetco heavy hauling, Jet Acquisition and Wright Road Mulch

1.2 Project Summary

ASTM Standard Considerations						
Report Section	No Further Action	REC	CREC	HREC	Other Environmental Considerations	Suggested Action
1.0 Current Use of Subject Property	✓					
1.0 Current Use of Adjoining Properties	✓					
4.0 User Provided Information	✓					
5.1 Standard Environmental Record Sources	✓					
5.4.1 Historical Information on Subject Property	✓					
5.4.3 Historical Information on Adjoining Properties	✓					
6.0 Site Reconnaissance	✓					
7.0 Interviews	✓					

Non-ASTM Scope Considerations						
Report Section	No Further Action	REC	CREC	HREC	Other Environmental Considerations	Suggested Action
14.14 Wetlands					✓	Wetland Delineation and Jurisdictional Determination is recommended

1.2.1 Data Gap Summary

A data gap is a lack of or inability to obtain information required by ASTM Practice E1527-13 despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).

The following table summarizes general areas of the report that may encounter data gaps during the assessment process.

Report Element	Report Section	Data Gap	Description of Data Gap	Significant
User Responsibilities				
Completion of User Questionnaire	4.1	No		
Land Title / Deed Records	5.4.1.4	N/A		
Regulatory Agency Records				
Standard Federal, State, Tribal and Local Records Review	5.1	No		
Additional Federal, State, Tribal and Local Records Review	5.2	No		
Historical Sources				
Aerial Photographs	5.4.1.1	No		
Fire Insurance Rate Maps	5.4.1.2	N/A		
Property Tax Records	5.4.1.3	No		
Land Title Records	5.4.1.4	N/A		
Topographic Maps	5.4.1.5	No		
Street Directories	5.4.1.6	No		
Other Historical Records	5.4.1.7	No		
Historical Use of Subject Property	5.4.2	No		
Historical Use of Adjoining Properties	5.4.3	No		
Site Reconnaissance				
Observations of Subject Property	6.0	No		
Observation of Surrounding Properties	6.0	No		
Interviews				
Current Owner	7.1	No		

Report Element	Report Section	Data Gap	Description of Data Gap	Significant
Key Property Manager	7.1	Yes	No property manager information provided.	No
Occupant(s)	7.1	N/A		
Past Owners / Managers / Occupants	7.1	N/A		
Adjoining Property Owners / Occupants	7.1	N/A		
State / Local Health/ Environmental Department	7.2	Yes	Public information response has not been received.	No
Local Fire Department	7.2	Yes	Public information response has not been received.	No
Local Building Permit / Inspection Department	7.2	Yes	Public information response has not been received.	No
Local Planning / Zoning Department	7.2	No		
Local Water Utility Company	7.2	N/A		

1.3 Findings and Opinions

Known or suspect environmental conditions associated with the subject property and the environmental professional's opinion(s) of the impact on the property of known or suspect environmental conditions identified are as follows:

FINDING
The west adjoining property is occupied by an industrial sand blasting and coating facility.
Standard Environmental Record Sources, Federal, State & Tribal
<p>The west adjoining property across Jones Road, addressed as 7700 Wright Road under the name Sutton Coating Services, is a Resource Conservation and Recovery Act (RCRA) generator of hazardous wastes, an Industrial and Hazardous Waste (IHW) registration and reporting facility and a registered Aboveground Storage Tank (AST) facility. There are no RCRA violations on file for this facility with the Environmental Protection Agency (EPA). RCRA regulated wastes registered at this facility include ignitable waste, metals, benzene, methyl ethyl ketone and non-halogenated solvents. This facility has an IHW status of "Inactive" and is not undergoing corrective action. No Waste Management Units (WMUs) are currently registered at this facility. Generated waste streams listed for this facility include spent thinners, solvents, coatings, resins and paints. A complete list of wastes generated at this facility is located in the appendix. Compliance investigations were conducted at this facility in April 2001 and July 2015 and a compliance investigation file review was conducted in February 2016. A 2,000 gallon diesel AST was installed at this facility prior to January 1991 and is currently in use. The AST is not listed as leaking with the TCEQ.</p> <p>See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.</p>
Records Review

Historical street directories indicate that the west adjoining property, addressed as 7700 Wright Road, was occupied by an industrial sand blasting and coating facility from the early-1980s to the 2010s. Sand blasting and coating facilities are known to store, use and dispose of hazardous substances and petroleum products possibly including degreaser solvents, coating chemicals, sand blasting media, paints and paint thinners.
See Section 5.4 for more information regarding historical sources reviewed during this assessment.

Site Reconnaissance

The west adjoining property, addressed as 7700 Wright Road, was occupied by an industrial sand blasting and coating facility at the time of the site visit. One AST of undetermined contents was observed at this facility. No indications of a release were observed in association with this facility.
See Section 6.0 for more information regarding observations noted during the site reconnaissance.

Interviews and/or Inquiries

No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment.
See Section 7.0 for more information regarding interviews and inquiries conducted during this assessment.

OPINION

Phase Engineering, Inc. has the opinion that based on lack of reported releases or enforcement actions, the subject property does not appear likely to have been impacted by this facility.
This does not represent a recognized environmental condition.

FINDING

The northeast adjoining property across Highway 290 is occupied by a gasoline station.

Standard Environmental Record Sources, Federal, State & Tribal

The northeast adjoining property across Highway 290, addressed as 17438 Northwest Freeway under the names Exxon 69395, Exxon Time Wise 822-08, Jones Road Exxon 69395, Exxonmobil 69395 and Timewise Exxon 822, is a Resource Conservation and Recovery Act (RCRA) generator of hazardous wastes, an Industrial and Hazardous Waste (IHW) registration and reporting facility, a registered Underground Storage Tank (UST) facility, a Release Determination Report (RDR) submittal site and a Leaking Petroleum Storage Tank (LPST) site. There are no RCRA violations on file for this facility with the Environmental Protection Agency (EPA). This facility has an IHW status of "Inactive". Waste Management Units (WMUs) registered at this facility consist of an inactive container storage area. No generated waste streams are currently listed for this facility. Three gasoline USTs of 8,000 gallons, 10,000 gallons and 12,000 gallons were reported to have been installed at this facility prior to 1986 and were removed from the ground in April 2018. A 30,000 gallon gasoline UST and a 20,000 gallon UST with 8,000 gallon gasoline and 12,000 gallon diesel compartments were installed at this facility in April 2018 and are currently in use. A petroleum product release was discovered at this facility during a limited sub-surface investigation conducted in October 2011. This facility was issued an LPST case number in response to the discovered petroleum product impact. Subsequent soil and groundwater investigation activities and multiple groundwater monitoring events were conducted as a part of LPST response and characterization actions. This facility received LPST closure for the release in January 2015. The groundwater monitoring wells located in closest proximity to the subject property (MW-1, MW-2 and MW-3) did not exhibit impact from petroleum products at concentrations above regulatory action limits during groundwater monitoring events conducted in 2014, just prior to LPST closure. On May 25, 2017 a fuel delivery truck overfilled a UST at this facility, resulting in a release of gasoline to surface soils. This facility was issued an LPST case number in response to the discovered petroleum product impact. This facility received LPST closure for the release in November 2017. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

Records Review

Historical street directories and aerial photographs indicate that the northeast adjoining property across Highway 290, addressed as 17438 Northwest Freeway, was occupied by gasoline stations from the 1960s to the 2010s. The Texas Water Development Board (TWDB) map shows numerous plugged monitoring wells located at the northeast adjoining property, addressed at 17438 Northwest Freeway. Historical documentation indicates that operational areas at this facility were located more than 400 feet from the boundary of the subject property. See Section 5.4 for more information regarding historical sources reviewed during this assessment.

Site Reconnaissance

No features were observed to be associated with this finding during the site reconnaissance. See Section 6.0 for more information regarding observations noted during the site reconnaissance.

Interviews and/or Inquiries

No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment. See Section 7.0 for more information regarding interviews and inquires conducted during this assessment.

OPINION

Phase Engineering, Inc. has the opinion that based on distance from operational areas and lack of groundwater impact in close proximity to the subject property, the USTs and reported releases at this facility were unlikely to impact the subject property. This does not represent a recognized environmental condition.

FINDING

The north adjoining property across Highway 290 was historically occupied by a gasoline station.

Standard Environmental Record Sources, Federal, State & Tribal

The north adjoining property across Highway 290, addressed as 17504 Northwest Freeway and 17504 Highway 290 under the names Shell Retail Facility and Former Shell, is a registered Underground Storage Tank (UST) facility, a Release Determination Report (RDR) submittal site and a Leaking Petroleum Storage Tank (LPST) site. Three 10,000 gallon gasoline USTs were reported to have been installed at this facility prior to 1978 and were removed from the ground in January 2002. A petroleum product release was discovered at this facility during UST release determination sampling activities associated with UST removal operations in 2002. This facility was issued an LPST case number in response to the discovered petroleum product impact. Subsequent soil and groundwater investigation activities and multiple groundwater monitoring events were conducted as a part of LPST response and characterization actions. The TCEQ issued a "No Further Action" letter for this site in March 2004. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

Records Review

Historical street directories and aerial photographs indicate that the north adjoining property across Highway 290, addressed as 17504 Northwest Freeway, was occupied by a gasoline station from the mid 1990s to the early 2000s. Historical documentation indicates that operational areas at this facility were located more than 450 feet from the boundary of the subject property. See Section 5.4 for more information regarding historical sources reviewed during this assessment.

Site Reconnaissance

No features were observed to be associated with this finding during the site reconnaissance. See Section 6.0 for more information regarding observations noted during the site reconnaissance.

Interviews and/or Inquiries

No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment. See Section 7.0 for more information regarding interviews and inquiries conducted during this assessment.

OPINION

Phase Engineering, Inc. has the opinion that based on distance from operational areas, the USTs and reported release at this facility were unlikely to impact the subject property. This does not represent a recognized environmental condition.

FINDING

The northwest adjoining property was historically occupied by a concrete production facility with a registered UST.

Standard Environmental Record Sources, Federal, State & Tribal

The northwest adjoining property, addressed as 7824 Wright Road under the name Wright Road Concrete Plant, is a registered Underground Storage Tank (UST) facility. A 7,000 gallon diesel UST was reported to have been installed at this facility prior to 1984 and was removed from the ground in January 1992. The UST is not listed as leaking with the TCEQ.
See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

Records Review

Historical documentation indicates that operational areas at this facility were located more than 600 feet from the boundary of the subject property.
See Section 5.4 for more information regarding historical sources reviewed during this assessment.

Site Reconnaissance

No features were observed to be associated with this finding during the site reconnaissance.
See Section 6.0 for more information regarding observations noted during the site reconnaissance.

Interviews and/or Inquiries

No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment.
See Section 7.0 for more information regarding interviews and inquiries conducted during this assessment.

OPINION

Phase Engineering, Inc. has the opinion that based on lack of reported releases and distance from operational areas, the subject property does not appear likely to have been impacted by this facility. This does not represent a recognized environmental condition.

FINDING

The west adjoining property was occupied by a fleet transportation and service facility.

Standard Environmental Record Sources, Federal, State & Tribal

No regulatory agency listings were found in connection with this finding.
See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

Records Review

Historical street directories indicate that the west adjoining property, addressed as 7800 Wright Road, was occupied during the 2010s by a fleet transportation facility likely to conduct automotive service activities onsite. Automotive service facilities are known to store, use and dispose of hazardous substances and petroleum products possibly including degreaser solvents, oil, hydraulic oil, lubricants, gasoline and diesel. No reported releases were found in connection with this facility during records review conducted for this assessment.
See Section 5.4 for more information regarding historical sources reviewed during this assessment.

Site Reconnaissance

Numerous ASTs were observed located at the west adjoining transportation and hauling facility, addressed as 7800 Wright Road. No indications of a release were observed in association with this facility.
See Section 6.0 for more information regarding observations noted during the site reconnaissance.

Interviews and/or Inquiries

No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment.

See Section 7.0 for more information regarding interviews and inquiries conducted during this assessment.

OPINION

Phase Engineering, Inc. has the opinion that based on lack of reported releases, violations, enforcement actions or environmental cleanups and current site conditions, this facility does not appear likely to have impacted the subject property.

This does not represent a recognized environmental condition.

FINDING

A low lying depression or pond was historically located on the southeast portion of the subject property.

Standard Environmental Record Sources, Federal, State & Tribal

No regulatory agency listings were found in connection with this finding.

See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

Records Review

Historical aerial photographs and topographic maps show indications of a natural depression located on the southeast portion of the subject property from the 1910s to the 1970s. No indications of landfill or waste disposal activities were identified in association with the feature.

See Section 5.4 for more information regarding historical sources reviewed during this assessment.

Site Reconnaissance

No indications of the pit/pond feature were observed onsite during field reconnaissance activities.

See Section 6.0 for more information regarding observations noted during the site reconnaissance.

Interviews and/or Inquiries

No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment.

See Section 7.0 for more information regarding interviews and inquiries conducted during this assessment.

OPINION

Phase Engineering, Inc. has the opinion that based on lack of identified waste disposal or landfill activities associated with the pit/pond and current site conditions, the subject property does not appear likely to have been impacted by this historical onsite feature.

This does not represent a recognized environmental condition.

FINDING

Historical documentation and field reconnaissance information indicate that pipelines were located on the subject property and adjoining properties.

Standard Environmental Record Sources, Federal, State & Tribal

No regulatory agency listings were found in connection with this finding.
See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

Records Review

The Texas Railroad Commission (RRC) map shows crude oil pipelines located along the south boundary of the subject property and traversing the south and west adjoining properties. Historical aerial photographs and topographic maps show indications of the pipelines located on the subject property and adjoining properties. No reported releases were found in connection with the pipelines during records review conducted for this assessment.

See Section 5.4 for more information regarding historical sources reviewed during this assessment.

Site Reconnaissance

A pipeline easement was observed located along the south boundary of the subject property, traversing the subject property and adjoining properties. No indications of a release were observed in association with the pipelines easement.

See Section 6.0 for more information regarding observations noted during the site reconnaissance.

Interviews and/or Inquiries

No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment.

See Section 7.0 for more information regarding interviews and inquiries conducted during this assessment.

OPINION

Phase Engineering, Inc. has the opinion that based on lack of reported releases, violations, enforcement actions or environmental cleanups and current site conditions, the pipelines do not appear likely to have impacted the subject property.

This does not represent a recognized environmental condition.

FINDING

Historical documentation and field reconnaissance information indicate that railroad tracks were located on the northeast adjoining property along the northeast boundary of the subject property.

Standard Environmental Record Sources, Federal, State & Tribal

No regulatory agency listings were found in connection with this finding.

See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

Records Review

Historical aerial photographs and topographic maps show railroad tracks located along the northeast boundary of the subject property from the 1910s to the 2010s. No reported releases were found in connection with the railroad tracks during records review conducted for this assessment.

See Section 5.4 for more information regarding historical sources reviewed during this assessment.

Site Reconnaissance

Railroad tracks were observed located along the northeast boundary of the subject property. No indications of a release were observed in association with the railroad tracks.

See Section 6.0 for more information regarding observations noted during the site reconnaissance.

Interviews and/or Inquiries
No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment. See Section 7.0 for more information regarding interviews and inquires conducted during this assessment.
<u>OPINION</u>
Phase Engineering, Inc. has the opinion that based on lack of reported releases, violations, enforcement actions or environmental cleanups and current site conditions, the railroad tracks do not appear likely to have impacted the subject property. This does not represent a recognized environmental condition.

<u>FINDING</u>
Field reconnaissance information indicates that ASTs and soil mounds were located on the west adjoining property
Standard Environmental Record Sources, Federal, State & Tribal
No regulatory agency listings were found in connection with this finding. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.
Records Review
None of the historical records reviewed during this assessment were found to be in connection with this finding. See Section 5.4 for more information regarding historical sources reviewed during this assessment.
Site Reconnaissance
Two ASTs of undetermined contents and numerous soil mounds were observed located at the west adjoining single-family residence and storage yard, addressed as 7614 Wright Road. No indications of a release were observed in association with the ASTs. The mounds of soil are believed to be clean surface grading materials awaiting use for commercial activities. See Section 6.0 for more information regarding observations noted during the site reconnaissance.
Interviews and/or Inquiries
No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment. See Section 7.0 for more information regarding interviews and inquires conducted during this assessment.
<u>OPINION</u>
Phase Engineering, Inc. has the opinion that based on lack of reported releases, violations, enforcement actions or environmental cleanups and current site conditions, the ASTs and mounds of soil at the west adjoining property do not appear likely to have impacted the subject property. This does not represent a recognized environmental condition.

1.4 Conclusions

Phase Engineering, Inc. has performed a Phase I Environmental Site Assessment in conformance with

the scope and limitations of ASTM Practice E 1527-13 of subject property and more fully described within the report. Any exception to, or deletions from, this practice are described in Section 2.0 of the report.

Recognized environmental condition is defined in ASTM Standard E 1527-13 as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.” Phase Engineering, Inc. has considered all migration pathways including soil, groundwater and vapor during evaluation of all identified environmental conditions. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

A controlled recognized environmental condition (CREC) is defined in ASTM Standard E 1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.” Controlled recognized environmental conditions are recognized environmental conditions. This assessment has revealed no evidence of controlled recognized environmental conditions in connection with the property.

A historical recognized environmental condition (HREC) is defined in ASTM Standard E 1527-13 as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.” A historical recognized environmental condition is not a recognized environmental condition. This assessment has revealed no evidence of historical recognized environmental conditions in connection with the property.

De minimis conditions are defined in ASTM Standard E 1527-13 as conditions “that generally do not present a material risk of harm to 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.” *De minimis* conditions are not recognized environmental conditions. This assessment has revealed no evidence of *de minimis* conditions in connection with the property.

1.5 Recommendations

Recommendations

The following recommendation is made with respect to the environmental aspects of the subject property:

No further investigation is required to identify a recognized environmental condition.