Austin Transit Partnership

Austin Transit Partnership

Austin Light Rail Phase 1 Project

Hazardous Materials Technical Report

Austin, TX

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Acronyms and Abbreviations

Term/Acronym	Definition
ASTM	American Society for Testing and Materials
ATP	Austin Transit Partnership
EDR	Environmental Data Resources, Inc.
EPA	U.S. Environmental Protection Agency
FTA	Federal Transit Administration
Project	Austin Light Rail Phase 1 Project
RCRA	Resource Conservation and Recovery Act
ROW	right-of-way

1 Introduction

The Federal Transit Administration (FTA) and Austin Transit Partnership (ATP) are completing an environmental review of the Austin Light Rail Phase 1 Project (the Project) in Austin, Texas. This hazardous materials technical report was prepared to support the Project's Draft Environmental Impact Statement in accordance with the National Environmental Policy Act and related laws and regulations. FTA and ATP are the Lead Agencies in the National Environmental Policy Act process.

This report identifies properties where hazardous materials or contaminants have been released into the environment that may cause effects as a result of the Project. This report documents the existing conditions, identifies potential effects of the No Build and Build Alternatives and Design Options, and describes mitigation measures that would effectively manage risk associated with hazardous materials. This report also addresses potential effects of hazardous materials associated with construction and operation of the Project.

2 Regulatory Setting

In contrast to other environmental resources governed by specific protective regulations, investigating hazardous materials is a due diligence exercise (conducted in compliance with American Society for Testing and Materials [ASTM] E1527-21) to assist ATP in avoiding effects on "Sites of Concern" or anticipating the risk associated with potential site cleanup requirements should ATP acquire the site and any associated liability. A Site of Concern is a site that has been determined to have sufficient possibility of contamination that warrants further investigation under the ASTM-conforming Phase I Environmental Site Assessment.

Multiple regulatory acts address contaminants and hazardous materials including the Comprehensive Environmental Response, Compensation, and Liability Act; the Superfund Amendments and Reauthorization Act; the Resource Conservation and Recovery Act (RCRA); the Toxic Substances Control Act; the Federal Insecticide, Fungicide, and Rodenticide Act; the Clean Air Act; and the Clean Water Act. Local, state, and federal agencies maintain databases that contain documents for sites involved with handling, generation, transport, storage, and disposal of hazardous and/or regulated materials in accordance with these applicable environmental laws. An automated regulatory search from Environmental Data Resources, Inc. (EDR) was conducted in August 2023 and provides the basis for the analysis in this report. The EDR report (see **Attachment A**) identifies hazardous materials sites listed in the local, state, and federal databases; documents their proximity to the Study Area; and provides high-level data regarding the environmental risks affecting the Study Area.

3 Methodology

The analysis presented in this report is based on the April 2024 Draft Project Conceptual Design (see **Draft Environmental Impact Statement Appendix C**).

The Study Area was evaluated by reviewing available regulatory agency databases and topographic maps, and by performing limited field reconnaissance activities. These documents and the field reconnaissance activities were intended to serve as an overall environmental screening method for the Study Area. For hazardous materials concerns for this Project, the Study Area is defined as a 300-foot distance from either side the centerline of the proposed at-grade improvements. This environmental screening does not consider historical sites, or sites with no recorded hazardous material regulatory history (but that may have stored or handled hazardous materials). Therefore, the screening does not constitute an ASTM-conforming Phase I Environmental Site Assessment. In addition, sites may be missed or not considered if they existed prior to modern environmental recordkeeping (generally pre-1990).

Two primary investigative activities were conducted per the ASTM guidance (conforming to the U.S. Environmental Protection Agency's [EPA's] All Appropriate Inquiry requirements). They include (1) records review (including historical data sources) and (2) field reconnaissance. No historical source review, interviews, or on-site inspection activities at private property were performed.

3.1 Regulatory Database Review

Potential hazardous materials / hazardous waste release sites were identified within a 0.25-mile radius of the Project right-of-way (ROW) using an automated regulatory database search from EDR in August 2023. The database search provided a hazardous materials database report, a physical setting report, historic aerial photographs, and historic U.S. Geological Survey 7.5-minute topographic maps. An updated database report will be requested and reviewed prior to submission of the Final Environmental Impact Statement. The EDR report contains state, federal, and other regulatory databases for sites within the ASTM-specified search distances.

A total of 1,112 listings were identified within the 0.25-mile search radius. Additional screening was conducted to assess the potential for Sites of Concern that would affect Project activities within the Study Area, which is defined as a 300-foot buffer on each side of the centerline and around the proposed station locations. The assessment methodology assumed that construction activities would involve primarily near-surface disturbances related to track construction, which would average 1 to 2 feet below surface. Proposed detention pond locations would average 6 to 10 feet below surface; locations of the ponds will be determined as design progresses. The depth of bridge piers has not been determined; however, they would generally penetrate the underlying bedrock around 10 feet below ground surface. Utility relocation would be coordinated later when design plans have advanced. Structure design may require greater depths of ground disturbance and potential to encounter contaminated materials dependent on soil and hydrology. Sites of Concern were identified based on their listing in the EDR report, with emphasis placed on certain databases that indicate releases or violations (EDR 2023). **Table 1** lists all databases that were queried in the EDR report, a description of the database, and the number of sites identified in each database that are within the 0.25-mile radius of the Project ROW. Sites that were identified during this initial screening were included in a field reconnaissance conducted for the Project and include the proposed station locations, as discussed in Section 3.2.

Table 1: Environmental Databases Provided by EDR

Database Name	Database Description	Number of ASTM Listings Within 0.25-Mile Search Radius*
Federal Databases		
SEMS	The Superfund Enterprise Management System (SEMS) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of the EPA's Superfund Program.	0
SEMS-ARCHIVE	The Superfund Enterprise Management System Archive (SEMS-ARCHIVE) tracks sites with no further interest under the Federal Superfund Program based on available information.	2
CORRACTS	The Corrective Action Report (CORRACTS) identifies hazardous waste handlers with RCRA corrective action activity.	2
RCRA-TSDF	The RCRA Treatment, Storage, and Disposal Facility (TSDF) list includes selective information from the RCRA sites. TSDF includes sites that store, treat, and/or dispose of hazardous waste.	1
RCRA-LQG	The RCRA - Large Quantity Generators (LQG) database includes selective information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. LQGs generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.	2
RCRA-SQG	The RCRA - Small Quantity Generators (SQG) database includes selective information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. SQGs generate between 100 and 1,000 kg of hazardous waste per month.	5
RCRA-VSQG	The RCRA - Very Small Quantity Generators (VSQG) database includes selective information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. VSQGs generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.	5
ERNS	The Emergency Response Notification System (ERNS) records and stores information on reported releases of oil and hazardous substances.	4

Database Name	Database Description	Number of ASTM Listings Within 0.25-Mile Search Radius*
HMIRS	The Hazardous Materials Information Reporting System (HMIRS) contains hazardous material spill incidents reported to the U.S. Department of Transportation.	1
BROWNFIELDS	EPA lists Brownfields properties from the Cleanups in My Community program.	1
TSCA	The Toxic Substances Control Act (TSCA) identifies manufacturers and importers of chemicals included on the TSCA Chemical Substance Inventory list.	4
TRIS	The Toxic Chemical Release Inventory System (TRIS) identifies facilities that release toxic chemicals in the air, water, and land in reportable quantities.	0
FTTS	The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) / Toxic Substances Control Act (TSCA) Tracking System (FTTS) database tracks administrative cases, pesticide enforcement actions, and compliance activities.	1
HIST FTTS	The historical FTTS database may include some records not included in the newer FTTS database.	3
SSTS	The Section 7 Tracking System (SSTS) records the types and amounts of pesticides, active ingredients, and devices being produced, sold, or distributed within the past year.	0
ICIS	The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System program.	6
PADS	The PCB Activity Database System (PADS) identifies generators, transporters, commercial stores, and/or brokers and disposers of polychlorinated biphenyls (PCBs).	1
MLTS	The Material Licensing Tracking System (MLTS), maintained by the Nuclear Regulatory Commission, lists sites that possess or use radioactive materials.	0
RADINFO	The Radiation Information Database (RADINFO) includes information about facilities that are regulated by EPA for radiation and radioactivity.	0
ECHO	The Enforcement and Compliance History Online (ECHO) database provides integrated compliance and enforcement information.	47

Database Name	Database Description	Number of ASTM Listings Within 0.25-Mile Search Radius*
State Databases		
IOP	The Innocent Owner/Operator Program (IOP) database houses information on innocent owners or operators whose 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 contamination.	4
SWF/LF	The Solid Waste Facilities/Landfill Sites (SWF/LF) database includes an inventory of solid waste disposal facilities or landfills.	4
CLI	The Closed Landfill Inventory (CLI) database includes closed and abandoned landfills (permitted as well as unauthorized).	15
SWRCY	The Recycling Facility Listing (SWRCY) lists recycling facilities in the state.	1
LPST	The Leaking Petroleum Storage Tank (LPST) database is an inventory of reported leaking petroleum storage tank incidents.	218
UST	The Petroleum Storage Tank Database lists registered underground storage tanks (USTs).	428
AST	The Petroleum Storage Tank Database lists registered aboveground storage tanks (ASTs).	8
SPILLS	The Spills Database lists spills reported to the Emergency Response Division.	18
AUL	This database includes sites with activity and use limitations (AULs), including both engineering controls and institutional controls.	1
VCP	The Voluntary Cleanup Program (VCP) database lists VCP sites. The VCP was established to provide administrative, technical, and legal incentives to encourage the cleanup of contaminated sites.	16
PRIORITY CLEANERS	The Dry Cleaner Remediation Program's prioritization list is a list of dry cleaner related contaminated sites.	1
DRYCLEANERS	The Drycleaner Registration Database Listing is a list of dry cleaning facilities in the state.	38
BROWNFIELDS	This list includes brownfield site assessments that are being cleaned up under EPA grant monies.	5

Database Name	Database Description	Number of ASTM Listings Within 0.25-Mile Search Radius*
ENF	The Notice of Violations Listing is a list of permit violations.	9
Ind. Haz Waste	The Industrial & Hazardous Waste Database includes summary reports reported by waste handlers, generators, and shippers in Texas.	64
TIER 2	The Tier 2 Chemical Inventory Reports database is a list of facilities that store or manufacture hazardous materials and submit a chemical inventory report.	5
MSD	The Municipal Settings Designations (MSD) Database lists sites with an MSC, which is an official designation given to properties that certifies that the groundwater at the property is not to be used as potable water because the groundwater is contaminated.	0
IHW CORR ACTION	The Industrial and Hazardous Waste Corrective Action (IHW CORR ACTION) Information database lists industrial hazardous waste facilities with corrective actions.	18
GCC	The Groundwater Contamination Cases (GCC) database includes the status of groundwater monitoring activities, a description of groundwater contamination cases reported during the year, and a record of incomplete cleanup action.	12
ASBESTOS	The Asbestos Notification Listing is a list of asbestos notification site locations.	63
County Database		
HIST UST AUSTIN	This is a list of historic underground storage tank (UST) records from the City of Austin.	3
EDR High Risk Historical Records		
EDR Hist Auto	The EDR Exclusive Historical Auto Stations database includes listings of potential gas station / filling station / service station sites that were available to EDR researchers.	69
EDR Hist Cleaner	The EDR Exclusive Historical Cleaners database includes listings of potential dry cleaner sites that were available to EDR researchers.	27

Source: EDR 2023.
Note: **BOLD TYPE** denotes databases of enhanced importance relative to releases.
*Includes all Sites of Concern in the EDR database search within 0.25 mile from the Project ROW.

3.2 Site Reconnaissance

A site reconnaissance was conducted for the Study Area on September 6, 2023, by HDR to identify any hazardous materials concerns within or adjacent to the Project alignment, including at the proposed station locations. The Study Area was visually surveyed, and publicly accessible areas with observed potential hazardous material concerns were inspected for signs of release(s).

Because of the size of the Study Area and the large number of sites identified in the EDR report, a subset of sites determined to be of higher concern was assessed in more detail. Sites of higher concern are those that were determined during the investigative process to have sufficient possibility of contamination, which warrant special attention during the ASTM-conforming Phase I investigation. Key Sites of Concern were identified through records review prior to the site inspection and were subsequently visited and photographed. Select photographs are included in **Attachment B**, and the results are discussed in Section 5.

3.3 Topography and Aerial Photo Review

Topographic maps provided with the EDR report were reviewed to locate potential hazardous materials sites and to compare their topographic elevation within the Study Area. Areas at a higher elevation were ranked as higher risk than sites at a lower elevation due to the potential of the materials migrating downgradient. Those sites with a greater risk of concern were also visited during the field reconnaissance to verify the distance from the Study Area and the observed presence of possible hazardous materials issues. Historical aerial photos were not reviewed because this activity is reserved for an ASTM-conforming Phase I Environmental Site Assessment and can establish Sites of Concern that may have existed before modern regulatory recordkeeping began (around 1990).

3.4 Risk Ranking Criteria for Sites Identified

A relative risk ranking system was used to evaluate and rank the sites within the Study Area; the system included several investigative elements to describe identified Sites of Concern, namely records review; site reconnaissance; distance to the Project alignment; topographic gradient; probable pathway for contaminant migration; status of the site; and the history of releases, spills, or violations. Additionally, during construction, the Project would require excavation and disturbance of soil largely within the existing transportation ROW for surface construction, limited trenching, and excavation for bridge piers and viaduct foundations. Surface construction would include activities such as laying new track, constructing stations, and adding or relocating utilities. This information was also considered when ranking sites. A Site of Concern may or may not ultimately be classified as a Recognized Environmental Condition (as determined by a full Phase I Environmental Site Assessment and defined in ASTM E1527-21), yet still may be “of concern” and is therefore highlighted in the report. A Site of Concern may or may not be carried forward in recommendations for further investigation depending on the specific issues associated with the site.

Once the elements of the investigation process were complete, identified sites were categorized using a relative risk ranking system, classifying the sites as Low Risk, Moderate Risk, High Risk, or Indeterminate Risk. The following are general descriptions of each category:

- **Low Risk** sites are those sites that have few indications of potential for release of hazardous materials. On some occasions, sites that have had a hazardous materials issue in the past but that have been remediated with approval from the state environmental agency (or EPA) may qualify as Low Risk. Examples of Low Risk sites include undeveloped or agricultural property, residential property, or benign commercial properties such as office buildings, warehouses, distribution facilities, or municipal facilities with no listed violation. Other sites may be considered Low Risk due to their location in relation to the Project.
- **Moderate Risk** sites are those sites that have some indications of possible hazardous materials issues. A Moderate Risk site may appear on a database as having a permit to handle hazardous materials but has recorded no violations to date. Another way that a site could be interpreted as Moderate Risk would be if the environmental records search indicated no listing, but the site is an auto repair facility with serious surface staining. Examples of Moderate Risk sites include auto repair garages, welding shops, or manufacturing facilities with minor listings in the environmental database. Other sites may be considered Moderate Risk due to their location in relation to the Project.
- **High Risk** sites are those sites that have a high potential for releasing hazardous materials to the soil or groundwater or that have a recorded release issue. Examples of High Risk sites include current service stations, bulk fueling terminals, sites listed in environmental databases as having had a release, or a known release that has not been remediated. Other sites may be considered High Risk due to their location in relation to the Project.
- **Indeterminate Risk** sites are those that, at the time of report preparation, did not include sufficient information to assign a High, Moderate, or Low Risk ranking. Indeterminate Risk sites often require additional file review, site reconnaissance, property owner interviews, or historical research to determine the details of any related environmental issues at the site.

It is important to note that risk ranking does not directly correspond to whether a site qualifies as a Recognized Environmental Condition; rather, the risk ranking system is intended as a method of categorizing sites on large projects for consideration of common contamination characteristics.

4 Affected Environment

4.1 Findings from Data Review

Following the site reconnaissance and a review of the data presented in the EDR report, potential sites were ranked as Low Risk, Moderate Risk, High Risk, or Indeterminate Risk based on the type of listing. A total of 150 hazardous materials listings were identified within the

300-foot Study Area for the Project based on the EDR database search (which included all sites within 0.25 mile of the Project). Of the 150 potential risk sites, 3 sites are ranked as High Risk, 24 as Moderate Risk, 4 as Indeterminate Risk, and 119 as Low Risk to affect the Study Area. Sites are scattered throughout the corridor with a dense grouping in the North Section, where proposed construction activities are anticipated to occur to 1 to 2 feet below ground surface. In areas where excavation is anticipated to be greater (i.e., bridge piers), no high-risk sites were identified.

Most of the sites ranked as Low Risk were eliminated from further consideration because they had database listings for issues such as paperwork violations, air pollutant emission sites, or other listings that do not necessarily lead to a risk of contaminant release. All other sites ranked within the risk ranking system had listings from databases included in **Table 1**. It is important to note that this risk ranking would be applicable to the Study Area only if the ground is disturbed during construction activities. If subsurface soils were not disturbed during construction, these sites would not pose a risk to construction workers or the public.

Attachment C contains maps showing the Moderate, High, and Indeterminate Risk hazardous materials sites within the 300-foot study area. Locations that were photographed are indicated by a star on the maps; photos are contained in **Attachment B**. The 3 sites rated as High Risk (Map IDs 43, 44, and 476) are described in **Table 2** and are shown with red dots in **Attachment C**. The 24 sites ranked as Moderate Risk (Map IDs 9, 12, 14, 15, 22, 47, 49, 67, 96, 97, 102, 289, 302, 330, 356, 369, 464, 466, 469, 485, 486, 499, 516, and 544) are described in **Table 3** and shown with yellow dots in **Attachment C**. The 4 sites ranked as Indeterminate Risk (Map IDs 16, 48, 72, and 76), for which more information is needed to determine whether the site would pose a risk to the Project, are described in **Table 4** and shown with blue dots in **Attachment C**.

Table 2: High Risk Sites

Map ID (EDR ID)	Site Name	Address	Database Citation[1]	Risk Rating Reasoning
43	Capital City Partners Property	3004–3010 Guadalupe St., Austin, TX	IOP	This is an Innocent Owner/Operator Program site for possible contamination with a phase status of withdrawn. No additional information has been reported. This site is High Risk due to a lack of information and the potential to encounter past contamination during excavation activities within the Build Alternative ROW.
44	Texaco Station	3016 Guadalupe St., Austin, TX	LPST, UST	This is a leaking petroleum storage tank and underground storage tank site of High Risk with potential for active underground storage tanks and contaminated groundwater within the Build Alternative ROW.

Map ID (EDR ID)	Site Name	Address	Database Citation[1]	Risk Rating Reasoning
476	Beverage Barn (now Shell fuel station)	2001 E. Riverside Dr. Austin, TX	LPST, UST	This is a leaking petroleum storage tank and underground storage tank site of High Risk with potential for active underground storage tanks and contaminated groundwater within the Build Alternative ROW.

Source: EDR 2023.
[1] See **Table 1** for database names and descriptions.

Table 3: Moderate Risk Sites

Map ID (EDR ID)	Site Name	Address	Database Citation[1]	Risk Rating Reasoning
9	Jiffy Lube	3809 Guadalupe St., Austin, TX	UST	This is an inactive underground storage tank site with four tanks permanently filled in place in 1976. This site is Moderate Risk due to the potential to encounter underground tanks during excavation activities within the Build Alternative ROW.
12	Circle K Store	3713 Guadalupe St., Austin, TX	LPST, UST	This site is an inactive leaking petroleum storage tank site resulting in impacted groundwater with final concurrence issued in 1999. This site is also an active underground storage tank site with two tanks in use and four tanks removed from the ground in 1991. This site is Moderate Risk due to the potential to encounter underground tanks during excavation activities within the Build Alternative ROW.
14	Sigmor Shamrock	3706 Guadalupe St., Austin, TX	LPST, UST	This site is a leaking petroleum storage tank and underground storage tank site of Moderate Risk with potential for active underground storage tanks and contaminated groundwater within the Build Alternative ROW.
15	Flamingo Automotive	3512 Guadalupe St., Austin, TX	HIST UST AUSTIN, UST	This site has the potential for a historic petroleum storage tank to be located on site. This site is Moderate Risk due to the potential to encounter underground tanks during excavation activities within the Build Alternative ROW.

Map ID (EDR ID)	Site Name	Address	Database Citation[1]	Risk Rating Reasoning
22	Dales University Auto Repair	3402 Guadalupe St., Austin, TX	HIST UST AUSTIN	This site has the potential for a historic petroleum storage tank to be located on site. This site is Moderate Risk due to the potential to encounter underground tanks during excavation activities within the Build Alternative ROW.
47	Four Sons Dry Cleaners	3001 Guadalupe St., Austin, TX	DRYCLEANERS	This site is an active dry cleaner. This site is Moderate Risk due to the potential to encounter chlorinated solvents within the Build Alternative ROW.
49	Jesse J. Smith	602 W. 30th St., Austin, TX	HIST UST AUSTIN	This site has the potential for a historic petroleum storage tank to be located on site. This site is Moderate Risk due to the potential to encounter underground tanks during excavation activities within the Build Alternative ROW.
67	Taco Bell	2801 Guadalupe St., Austin, TX	LPST, UST	This site is a leaking petroleum storage tank and underground storage tank site of Moderate Risk with potential for active underground storage tanks and contaminated groundwater within the Build Alternative ROW.
96	Former Shell	1901 Guadalupe St., Austin, TX	LPST, UST	This site is a leaking petroleum storage tank and underground storage tank site of Moderate Risk with potential for active underground storage tanks and contaminated groundwater within the Build Alternative ROW.
97	Star Enterprises	1900 Guadalupe St., Austin, TX	LPST	This site is an inactive leaking petroleum storage tank site with final concurrence issued in 1999 with groundwater impacted. This site is Moderate Risk due to the potential to encounter past contamination during excavation activities within the Build Alternative ROW.

Map ID (EDR ID)	Site Name	Address	Database Citation[1]	Risk Rating Reasoning
102	7-Eleven 23295	1814 Guadalupe St., Austin, TX	LPST, UST	This site is an inactive leaking petroleum storage tank site with two entries for final concurrence case closed in 2002 and 2018 with groundwater impacted. This site is also an active underground storage tank site with one tank in use and three tanks removed from the ground in 2015. This site is Moderate Risk due to the potential to encounter underground tanks during excavation activities and the age of the leaking petroleum storage tank release with groundwater impacted within the Build Alternative ROW.
289	Circle Saw Shop	201 Trinity St., Austin, TX	HIST UST AUSTIN	This site has the potential for a historic petroleum storage tank to be located on site. This site is Moderate Risk due to the potential to encounter underground tanks during excavation activities within the Build Alternative ROW.
302	RTC	400 W. 6th St., Austin, TX	HIST UST AUSTIN	This site has the potential for a historic petroleum storage tank to be located on site. This site is Moderate Risk due to the potential to encounter underground tanks during excavation activities within the Build Alternative ROW.
330	Circle K / Valero	6306 Riverside Dr., Austin, TX	HMIRS, UST, HIST UST AUSTIN	This site is a gas station with three active underground storage tanks storing gasoline (UST IDs 126292, 126291, and 126293) and one historical tank (HIST UST AUSTIN ID 03120).
356	J&S Brothers Tire Shop / James Auto Repair	6108 Riverside Dr., Austin, TX	HIST UST AUSTIN	This site is a permanently closed tank facility (UST ID N0153). The location(s) of the potentially remaining underground storage tank(s) is unknown.
369	Cathy's Downtown Cleaners	231 W. 3rd St., Austin, TX	DRYCLEANERS	This site is an active dry cleaner. This site is Moderate Risk due to the potential to encounter chlorinated solvents within the Build Alternative ROW.

Map ID (EDR ID)	Site Name	Address	Database Citation[1]	Risk Rating Reasoning
464	Town Lake Plaza Shopping Center	1918 East Riverside Drive	VCP, GCC	This is a Voluntary Cleanup Program site that has documented chlorinated solvents in the groundwater. This site is a Moderate Risk due to potential contamination migrating into the Build Alternative ROW.
466	Walgreens	2000 E. Riverside Dr., Austin, TX	GCC, LPST, UST	This site was formerly a gas station that is permanently closed. The leaking petroleum storage tank (LPST ID 101251) status is inactive. A leak was discovered at this site in 1989. Four tanks were removed from the site in 1990. Groundwater was affected, but there were no apparent threats to, or effects on, receptors (LPST ID 101251).
469	Jack Brown Cleaners	1901 E. Riverside Dr., Austin, TX	DRYCLEANERS	This site is an active dry cleaner. This site is Moderate Risk due to the potential to encounter chlorinated solvents within the Build Alternative ROW.
485	Exxon / H-E-B 628	2512 E. Riverside Dr., Austin, TX	AST, Ind. Haz Waste, LPST, UST	This is an active underground storage tank site with seven active tanks storing gasoline (UST IDs 192499, 135784, 135783, 135785, 192498, 192500, and 135786) and one historic tank (HIST UST AUSTIN ID 03092). This site is Moderate Risk due to the potential to encounter underground tanks during excavation activities within the Build Alternative ROW.
486	Dry Clean USA / Riverside Place Shopping Center	2410 E. Riverside Dr., Austin, TX	VCP, EDR Hist Cleaner	This is a Voluntary Cleanup Program site with dry cleaners. Chlorinated solvent-contaminated soil was removed from the site. If substantial excavations are proposed near this Moderate Risk site, more research is recommended to determine the extent of potential soil contamination.

Map ID (EDR ID)	Site Name	Address	Database Citation[1]	Risk Rating Reasoning
499	Crescent Machinery / Central Texas Equipment	127 E. Riverside Dr., Austin, TX	LPST, UST	This is an underground storage tank and leaking petroleum storage tank site. The leak was discovered at this site in 1989. Groundwater was affected, but there were no apparent threats to, or effects on, receptors (LPST ID 93963). Final concurrence was issued on January 7, 1988. Documentation dated January 3, 1997, stated that all monitoring wells except one tested below Groundwater Category II Plan A target concentrations. Benzo(a)pyrene levels were detected in the remaining well, and an additional quarterly sampling event was recommended. No additional documentation was available from the Texas Commission on Environmental Quality.
516	Congress Ave.	1200 Block of Congress Ave.	CLI	There is a possible closed landfill site at this location. The landfill has no closure date with possible wastes, including asbestos, landfill gases including methane, and underground storage tanks. This site is Moderate Risk for the potential of unknown contaminants to migrate into the Build Alternative ROW.
544	7-Eleven Inc.	2103 S. Congress Ave., Austin, TX	LPST, UST	This is an inactive leaking petroleum storage tank site with contaminated groundwater. This final concurrence case closed in 1997. This is also an active underground storage tank site with three tanks in use. This site is Moderate Risk due to the potential to encounter underground tanks during excavation activities and the age of the leaking petroleum storage tank release with groundwater impacted within the Build Alternative ROW.

Source: EDR 2023.
[1] See **Table 1** for database names and descriptions.

Table 4: Indeterminate Risk Sites

Map ID (EDR ID)	Site Name	Address	Database Citation[1]	Risk Rating Reasoning
16	Frank Hunt Property / Furniture Rejuvenators	605 W. 37th St., Austin, TX	GCC, LPST, UST	This site is an active leaking petroleum storage tank site with a status of preassessment release determination in 2015 with groundwater impacted. The site has the potential for a historic petroleum storage tank to be on site. This site is of Indeterminate Risk due to limited data.
48	Hobby Tract	300 Guadalupe St., Austin, TX	HIST UST, IOP	This site has the potential for a historic petroleum storage tank to be on site. This site is of Indeterminate Risk due to limited data. There is the potential to encounter underground tanks during excavation activities within the Build Alternative ROW.
72	Ritters Service Station	2718 Guadalupe St., Austin TX	LPST, UST	This site has the potential for a historic petroleum storage tank to be on site. This site is of Indeterminate Risk due to limited data. There is the potential to encounter underground tanks during excavation activities within the Build Alternative ROW.
76	Shafer Service Station	2718 Guadalupe St., Austin TX	LPST, UST	This site is an active underground storage tank site and has the potential for a historic petroleum storage tank to be on site. This site is of Indeterminate Risk due to limited data.

Source: EDR 2023.
[1] See **Table 1** for database names and descriptions.

4.2 Findings from Site Reconnaissance

Non-intrusive site inspections were performed in the Study Area extending from Downtown Austin and along East Riverside Drive to U.S. Highway 183 and at the proposed operations and maintenance facility site near the northwest intersection of U.S. Highway 183 and State Highway 71. No large-scale areas of staining, debris, or other signs of contamination were noted during the site reconnaissance. The observations obtained from the site inspections are summarized as follows:

- **Electrical Boxes.** Several electrical boxes were observed within the Study Area. Most of these electrical boxes were observed along the roadways, specifically adjacent to East Riverside Drive, located within the public ROW. It is unclear if this equipment contains polychlorinated biphenyls or other hazardous materials.

- **Pole-Mounted Transformers.** Multiple pole-mounted transformers were observed within the Study Area. Most of these transformers were observed along the roadways, located within the public ROW. Because of the height of the pole-mounted transformers, labels indicating the polychlorinated biphenyl content were not visible.
- **Homeless Encampment.** A homeless encampment was observed in the median of East Riverside Drive, between South Pleasant Valley Road and Wickersham Lane. There is a possibility that hazardous substances have been spilled or disposed of in this area, which is within the Study Area.
- **Underground Storage Tanks.** Evidence of underground storage tanks (i.e., vents and fill caps) were observed at 27 sites within the Study Area.
- **Pipes of Unknown Origin.** Several potential vent pipes and other unknown pipes were located adjacent to the ROW on East Riverside Drive and other streets along the Project alignment in Downtown Austin. It appears that most of the observed pipes are connected to active utilities with no visible signs of leakage or indications of release.

At the proposed operations and maintenance facility site, numerous warehouses and office buildings with associated parking lots are present. No visible signs of hazardous material waste or disposal were observed.

The dense, urban development of the corridor includes extensive utility corridors with excavations and, in some cases, pipes and concrete conduit. Given the presence of multiple release sites including volatile organic compounds and semi-volatile organic compounds, there is a possibility that vapor intrusion into utility chases or underground spaces has occurred.

5 Environmental Consequences

5.1 No Build Alternative

The No Build Alternative serves as the baseline from which to compare the effects of the Project. The No Build Alternative is defined as the existing transportation system and any committed highway and transit improvements defined in the *2045 Regional Transportation Plan* (Capital Area Metropolitan Planning Organization 2024) except for the Project. Under the No Build Alternative, the Project would not be built and property-related acquisition would not occur. Therefore, there would be no anticipated hazardous materials effects associated with the Project. Any effects related to hazardous materials because of the committed improvements are unknown at this time and would be determined for each individual project.

5.2 Build Alternative and Design Options

The presence of hazardous or contaminated materials threatens human health only when exposure to those materials can occur. Operational and construction-related effects related to hazardous materials concerns would be similar under the Build Alternative and each of the Design Options, including the Variation to the Grove Station Design Option. Construction activities would involve primarily near-surface disturbances related to track construction, which would average 1 to 2 feet below surface. The depth of bridge piers has not been determined;

however, they would generally penetrate the underlying bedrock around 10 feet below ground surface. The greater the depth of disturbance, the greater the chance to encounter groundwater. As designs progress, ATP would conduct ASTM-conforming Phase I environmental site assessments and underground storage tank documentation reviews for the High, Moderate, and Indeterminate Risk sites and would determine the need for soil and groundwater sampling prior to the start of construction (i.e., Phase II sampling) for those sites in which ROW would be acquired.

5.2.1 Operational (Long-Term) Effects

The operation and maintenance of the Project would involve transporting, using, and storing hazardous materials, and would generate hazardous waste. Hazardous materials could include diesel fuel, lubricants, hydraulic fluids, and cleaning products used during the routine maintenance of the ROW, rail vehicles, and stations. Wastes that would require specific disposal could include used oil, used cleaning products, solvents, and paint. Operation and maintenance of the Project would also involve handling, transporting, generating, and disposing of hazardous and solid waste. Based on the type of waste, the waste would be transferred to a landfill or recycling facility and appropriately disposed of according to local, state, and federal requirements. In addition, solid waste would be generated during Project operations from passenger and employee usage, including administrative and security tasks, and would primarily be composed of municipal solid waste type everyday items and food waste. The solid waste generated during operation of the Project is not anticipated to have an adverse effect on existing landfill capacity. No long-term operational effects would be anticipated as a result of the Project because the transporting and handling of hazardous materials is heavily regulated, and Capital Metropolitan Transportation Authority employees and their contractors would follow best management practices. Phase I Environmental Site Assessments would be completed for all fee acquisitions of property and for sites that pose the greatest concern for potential soil or groundwater contamination in, or adjacent to, the limits of disturbance.

ATP would obtain all required local and state permits for installation and operation of fuel/oil storage tanks and any other hazardous materials storage. The petroleum storage tank requirements are enforced by the Texas Commission on Environmental Quality. ATP would develop a Spill Prevention, Control, and Countermeasure Plan for fuel and oil storage tanks/drums for the operations and maintenance facility if there is an aggregate aboveground capacity greater than 1,320 gallons or a completely buried storage capacity of greater than 42,000 gallons and if there is a reasonable expectation of oil discharge into waters of the U.S. should a spill occur. ATP would provide a copy of the Hazardous Materials Management Plan to FTA. The Hazardous Materials Management Plan would detail procedures to be followed by ATP and its construction contractors should a spill occur, including applicable local, state, and federal notification requirements. Reporting procedures in the Hazardous Materials Management Plan would define the responsible notifying party, appropriate contact information, timeline for notification, and information to be included in the notification should a spill occur during either construction or operation of the Project.

5.2.2 Construction-Related (Short-Term) Effects

During construction, the Project would require excavation and disturbance of soil. This excavation and disturbance of soil would occur largely within the existing transportation ROW and would involve surface construction, limited trenching, and excavation for bridge piers and viaduct foundations. Surface construction would include activities such as laying new track, constructing stations, and adding or relocating utilities. During construction, there would be a low potential for adverse effects on public health, workers, and the environment to occur from the Sites of Concern identified in the Study Area because construction sites would be carefully managed, and contractors would be monitored for compliance with all local, state, and federal laws.

The need for sampling would be dictated by the type of contamination, its proximity to the construction site, and the specific types of construction methods at the site. Detection of hazardous materials in a Phase II sampling program would result in development of an environmental remediation program in coordination with the regulatory community, including the Texas Commission on Environmental Quality, as well as site cleanup and/or precautions to protect the environment. Solid and hazardous waste regulations are enforced by the Texas Commission on Environmental Quality. Asbestos regulations are enforced by the Texas Department of State Health Services. Depending on the amount of hazardous waste generated, ATP may prepare a RCRA Contingency Plan.

Prior to construction, ATP would prepare a Hazardous Materials Management Plan to ensure that the handling, use, storage, and disposal of hazardous materials would be in accordance with applicable local, state, and federal regulations during construction and operation activities. ATP would require its construction contractor and any other entities handling hazardous materials during construction to adhere to the Hazardous Materials Management Plan.

Prior to construction, ATP would also prepare a Waste Management Plan to address handling, transporting, and disposing of hazardous waste and construction and demolition waste generated during construction. The Waste Management Plan would be consistent with applicable local, state, and federal regulations and would specify that, where practicable, uncontaminated construction and demolition waste would be diverted from landfills by reuse or recycling. Reuse of material may include reuse on the construction Project site when fill is needed.

For unanticipated encounters with hazardous materials, contractors would be prepared and would have proper equipment available to protect their workers and the environment. Appropriately trained staff with environmental remediation expertise would be available during all ground-disturbing activities.

6 Mitigation

Because ATP and its contractors would comply with all local, state, and federal policies and regulations governing hazardous and contaminated materials, substantial adverse effects on human health and the environment would not be expected to occur under the Build Alternative

or its Design Options. ATP will acquire permits; prepare operations and construction plans pertaining to the handling, transporting, and disposing of hazardous materials; and monitor contractor compliance with best management practices.

Mitigation measures will be needed in areas where construction activities encounter known or suspected contaminated soil or groundwater. Mitigation may be required near utility corridors close to leaking petroleum storage tank sites or dry cleaner facilities where a higher potential to encounter contaminated materials may exist. Where the alignment is located near or over part of a known contaminated site, construction may involve excavation to a depth that exposes contaminated soil.

For all contaminants, if contaminated soil or rock requires excavation, procedures will be developed to properly separate contaminated material from non-contaminated material and ensure proper management of the solid waste and contaminated soils. Excavated contaminated and uncontaminated soils will be disposed of in accordance with applicable local, state, and federal guidelines and regulations under a Waste Management Plan and a Hazardous Materials Management Plan and will generally be handled through a program of excavation and off-site disposal. In addition, any existing structures will be surveyed for the presence of hazardous/regulated materials such as asbestos-containing materials, lead-based paint, and chemical storage prior to their demolition or modification. These investigations will provide a basis for determining construction health and safety specifications; contaminated soil and groundwater remediation, and disposal procedures; and asbestos or lead-based paint management or remediation practices. The design and preparation of required monitoring and remediation plans will be coordinated with the Texas Commission on Environmental Quality.

7 References

ASTM E1527-21. 2021. *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

Capital Area Metropolitan Planning Organization. 2024. *2045 Regional Transportation Plan*. Adopted May 4, 2020. Updated May 2024. Accessed July 2024. https://www.campotexas.org/regional-transportation-plans/2045-plan/.

EDR. 2023. Austin Light Rail Project - Phase 1 EDR Area / Corridor Report, Austin, Texas. Inquiry Number: 7418065.7s. August 16.

Attachment A. EDR Report

Attachment B. Site Reconnaissance Photographs

Austin Transit Partnership

Attachment C. Maps Showing Moderate, High, and Indeterminate Hazardous Materials Sites