

**Fire Station #51
EMW-2009-FC-05882**

**BIOLOGICAL SITE
REVIEW**



Your ADVANTAGE for Environmental and Federal Land Use Permitting.

5836 SOUTH PECOS ROAD
LAS VEGAS, NEVADA 89120

P: (702) 853-0288
F: (702) 853-0289

December 22, 2009

Broadbent and Associates, Inc.
725 North Main Street, Suite #2
Boerne, TX 78006
ATTN: Mr. Troy Crain

**RE: Biological Site Review of an Approximately 2.87 Acre Site on Private
Lands in San Antonio, Texas**

Dear Mr. Crain:

Attached please find a copy of the report entitled "*Biological Site Review of an Approximately 2.87 Acre Site on Private Lands in San Antonio, Texas*" prepared by Ventajas LLC.

We would like to thank you for the opportunity to work with you on this project.

Should you have any questions or require additional information, please do not hesitate to contact me by phone at (702) 525-8834 or via e-mail at ventajas@aol.com.

Sincerely,

William E. Garrett
Biologist



5836 SOUTH PECOS ROAD
LAS VEGAS, NEVADA 89120

P: (702) 853-0288
F: (702) 853-0289

BIOLOGICAL SITE REVIEW OF AN APPROXIMATELY 2.87 ACRE SITE ON PRIVATE LANDS IN SAN ANTONIO, TEXAS

In December 2009, Ventajas, LLC completed a review of the site in order to identify potential habitat for the Golden-cheeked warbler (*Dendroica chrysoparia*), Black-capped vireo (*Vireo atricapilla*), and various karst invertebrates. All of these species are afforded a level of protection under the Endangered Species Act 1973 (as amended). For two of these species, Golden-cheeked Warbler and Black-capped Vireo the site was evaluated for potential nesting habitat as the birds are currently on their wintering grounds. For the karst invertebrates, potential habitat was evaluated based on the findings of the geological assessment previously completed on the site.

The site is located south of Beckwith Boulevard between U.S. 87 and Vance Jackson Road, San Antonio, Texas and is comprised of approximately 2.87 acres of undeveloped private land. It is bordered to the north by Beckwith Boulevard, to the south by development, and to the east and west by vacant land (see attached satellite image)

The vegetation on the site is consistent with that of an open savannah comprised of grasses and annuals with a scattering of oak trees (*Quercus spp.*) and one mature juniper (*juniperus ashel*). Overall canopy cover is estimated to be less than 10% with little or no deciduous shrub foliage cover.

The following analysis is based on information obtained from site visits, aerial/satellite images, relevant maps, and review of existing data for the species addressed.

Golden-cheeked warbler: Golden-cheeked warblers (GCW) appear to occupy localized habitats with reference to woodland cover at the landscape level (Magness et al). In general the habitats exhibit at least 35% to 40% woodland cover consisting of mature juniper and oak trees. The "Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes" identifies open park-like woodlands or savannahs with canopy cover <35% as not habitat with one exception (Texas Park and Wildlife). The exception being that the subject lands are not within 300 feet of occupied or potentially occupied habitat.

Based on the review of the site there are no areas within or which are contiguous with the proposed site which exhibit mature stands of Juniper and Oak woodlands with at least 53%-40% canopy cover. Therefore, the site does not exhibit the necessary habitat characteristics which are preferred by GCW. It is important to note that although the satellite image of adjacent non-contiguous lands does reveal a forested area approximately 500 ft. -700 ft. northeast of the site across Beckwith Boulevard, the area is currently under development.

Black-capped vireo: Black-capped vireos (BCV) utilize shrubland areas consisting of a moderate level of low growing woody deciduous shrubs and small trees. In a recent study

BCV selected for increased vegetation cover below 2 meters within a 5 meter radius of the nest (Bailey and Thompson III).

Based on the review of the site there is a distinct lack of low growing woody deciduous growth within or adjacent to the site. Therefore, the site does not exhibit the necessary habitat characteristics which are preferred by BCV.

Karst Invertebrates: Currently there are nine species of invertebrates listed in Bexar County Texas. According to the U.S. Fish and Wildlife Service Bexar County Karst Invertebrates Draft Recovery Plan:

“ All of these invertebrates are troglobites which spend their entire lives underground. They are characterized by small or absent eyes and pale coloration. Their habitat includes caves and mesocavernous voids in karst limestone (a terrain characterized by landforms and subsurface features, such as sinkholes and caves, which are produced by solution of bedrock). Karst areas commonly have few surface streams; most water moves through cavities underground. Within this habitat these animals depend on high humidity, stable temperatures, and nutrients derived from the surface. Examples of nutrient sources include leaf litter fallen or washed in, animal droppings, and animal carcasses. “

In August, 2006 a Geological Assessment was completed on the subject parcel. The report included approximately 21 acres which included lands to the east and west of the site. The report did not identify any surface evidence of subsurface caves or mesocavernous voids within any of the report area. Therefore, the site does not exhibit the necessary habitat characteristics which are necessary for any of the Karst Invertebrate species.

Disclaimer:

This report was prepared to assist in the planning process and contains analysis of the conditions on the site at the current time, and should not be construed as representing a definitive absence/presence evaluation for any of the species. Should additional information or changes in the conditions at the site arise in the future, that is pertinent to any of the species addressed, additional analysis/review may be necessary.

References

Bailey J.W., and F.R Thompson, III. 2007. Multiscale Nest-Site Selection by Black-Capped Vireos. *Journal of Wildlife Management*. 71(3):826-836.

Magness, D.R., R.N. Wilkens, and S.J. Hejl ,2006. Quantitative Relationship Among Golden-Cheeked Warbler Occurance and Landscape Size, Composition, and Structure. *Wildlife Society Bulletin* 34(2):473-479.

Fire Station #51
EMW-2009-FC-05882

PHASE I ESA

**PHASE I ESA
Fire Station #51
Lots 17, 18 & 19
Beckwith Boulevard
San Antonio, Texas
June 2008**



Geostrata
environmental consultants, inc.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Proposed Fire Station #51
Lots 17, 18 & 19 on Beckwith Boulevard
San Antonio, Texas**

Prepared for:

**Ms. Ivonne Diaz
City of San Antonio
Capital Improvement Management Services
Environmental Management Division
1920 Grandstand
San Antonio, Texas 78238**

Prepared by:



**Geo Strata Environmental Consultants, Inc.
4718 College Park
San Antonio, TX 78249**

Geo Strata Project No. 695-SA-Phase 1

June 2008

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Executive Summary

The Site consists of three unimproved individual lots identified as Lot 17, 18 and 19 on Beckwith Boulevard in a predominantly commercial and residential area in Northwest San Antonio. Geo Strata was tasked by the City of San Antonio to conduct a Phase I ESA of this property for the proposed construction of Fire Station #51.

Geo Strata conducted the Site visit on June 4 and 5, 2008. Ms. Suzanne Green and Ms. Carrie Holderfield of Geo Strata conducted the Site visits.

The Site was observed to be undeveloped, with an approximately 10 foot wide drainage culvert traversing the southern property boundary of the three lots. Several areas near the south property line were observed to contain excavated rocks and boulders and discarded concrete with pieces of metal rebar, which may have resulted from culvert and road construction activities. Miscellaneous debris and evidence of past tree clearing activities was visible throughout the Site. Evidence of dumping was not observed.

Electrical, telephone, cable and sewage were visible and are available to the Site.

A review of regulatory agency databases was conducted by Banks Information Solutions Inc., (Banks) of Austin, Texas within a $\frac{1}{4}$ to one-mile radius of the Site. The Site did not appear in the database search. Twenty-four orphan sites were identified as a result of the search. All were determined to be located greater than $\frac{1}{2}$ mile from the Site.

Historical City Directories were utilized to determine the past use of the Site. According to the historical directories, the Site has not been developed and references to Beckwith Boulevard are not found prior to 1994. Aerial photographs dating from 1938 to 2004 were reviewed and did not reveal past development or activities of concern.

Interviews were conducted in person and via telephone with people who were familiar with the property and area to determine if any hazardous incidents or environmental concerns were present at or near the Site. No additional concerns were identified as a result of the interviews.

For the purposes of evaluating risk in this report, each identified recognized environmental condition (REC) is classified into one of three following categories:

- Low risk - Either no environmental conditions were identified, or environmental conditions that were identified are not anticipated to impair the property.
- Potential risk - Environmental conditions have been identified which may impair the subject property.
- High risk - Environmental conditions were determined to impair the subject property.

Potential and High Risk RECs are provided in the section below. A complete list of all RECs identified during this Phase I ESA is provided in **Section 8.0**.

Based on the findings of this Phase I ESA, no further action is recommended.

1.0 INTRODUCTION

The Environmental Site Assessment (ESA) is a comprehensive assessment designed to meet standards outlined in the "Innocent Landowner's Defense Amendment" of 1991. The resulting ESA report is tailored after the format developed by the American Society for Test Methods (ASTM) "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" E 1527-05. This standard practice is the generally accepted format for conducting a Phase I ESA at commercial properties.

1.1 Purpose of Investigation

The purpose of this ESA is to identify for the City of San Antonio any existing, potential, or "suspect" conditions that may impose an environmental liability to, or restrict the use of the subject property. The intent of this ESA is to permit the user to satisfy one of the requirements for the innocent landowner, contiguous property owner, or bona fide prospective purchaser liability limitations as defined by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

1.2 Detailed Scope-of-Services

The "Scope-of-Services" is intended to provide a comprehensive understanding of historical and present operating conditions to determine whether environmental liabilities may be present at the Site. The Scope-of-Services included a review of historical documentation; interviews with the current property owner, regulatory and city service personnel; a search of relevant regulatory databases; and a physical inspection of the Site.

1.2.1 Historical Document Review

As part of our Scope-of-Services, Geo Strata reviewed the following documents:

- Aerial photographs – 1938, 1959, 1966, 1977, 1985, 1995 and 2004 (**Section 4.3.1 and Appendix C**)
- United States Geological Survey (USGS) 7.5 Minute Topographic Maps – San Antonio East, TX 1953, 1967, 1973 and 1992 (**Section 4.3.2 and Appendix C**)
- Geological maps – San Antonio Sheet, 1982 (**Section 2.2**)
- USDA Online Soil Survey (**Section 2.2**)

1.2.2 Personal Interviews

Geo Strata conducted the following interviews:

- Mr. Cameron Lopez, TCEQ Region 13, Industrial and Hazardous Wastes Division, San Antonio Office
- Mr. Efraim Abriamoff, Aerial Texas Star, Site Owner
- Texas Allied Industries, 5203 Casa Bella, San Antonio, TX
- Ad Cabinetry, 5351 Casa Bella, San Antonio, TX

- Cram Roofing, 5171 Casa Bella, San Antonio, TX
- Mr. Paul Longoria, San Antonio Police Department

The following individuals could not be contacted or did not return calls for personal interviews:

- Ms Melissa Story, TCEQ Region 13, Leaking Petroleum Storage Tank (LPST) Division, San Antonio Office

Copies of the Record of Communications are presented in **Appendix D**.

1.2.3 Database Search

Federal and State regulatory agencies maintain several databases to store, manage, and search information related to the use, storage, or release of hazardous materials, solid and hazardous wastes, or petroleum products. The ASTM practice establishes a search radius according to the environmental risk category. Geo Strata contracted with Banks Information Solutions, Inc. (Banks) of Austin, Texas to perform the agency database search.

Results of the agency database search performed by Banks are presented in **Appendix B**.

1.2.4 Physical Walk-Through Site Inspection

Geo Strata's environmental professionals visited the Site to evaluate the property and determine whether recognized environmental conditions (REC's) were present.

Geo Strata drove the northern perimeter and attempted to walk as much of the Site area as possible. The date and time of the walk-through as well as relevant climatic conditions such as temperature, precipitation, wind direction, and sunlight were noted. Observations were made including the Site setting (i.e., urban, suburban, rural); type, extent and condition of vegetation; local drainage conditions; general soil type; Site improvements, and general condition and possible age of any Site structures.

The field inspection was performed to identify and photograph any "suspect conditions" of potential surface contamination including, but not limited to:

- Evidence of surface staining, distressed vegetation, uneven topography, fill material or surface water sheen.
- PCB transformers; ownership, location, condition and number of transformers on subject property.
- Aboveground and Underground Storage Tanks, if visibly evident in the form of pipes, flues, vents, manholes, pumps or signage.
- Dumping, storage, production, disposal, spills or releases of hazardous chemicals, substances, materials or waste. Inventory of herbicides and pesticides used or stored on property if available.
- Location and condition of unlabeled drums or containers on the subject property.

- User or tenant operations that generate, store, transport or dispose of hazardous substances or waste. Hazardous waste disposal practices.
- Oil and gas wells (if size of subject property permits visual identification on foot).
- Identification of visible, natural and man-made water collection and drainage systems, including ponds, lakes, creeks, rivers and ditches.

1.3 Significant Assumptions

The extent of the recommended scope-of-work incorporated several assumptions. Several of these assumptions included, but are not limited to the following items:

Geo Strata's ability to conduct interviews with past and current property owners, managers, and tenants assumes that these parties exist and can be identified, located and contacted; and that they are willing to participate in the interview process. This is not always the case. Certain sites may not be occupied or managed. Past owners may be deceased and current owners may be absent or even unwilling to participate in an interview. Time and financial constraints may limit our ability to identify, locate or contact these individuals. Similarly, state and local officials may not be available or have time to participate in an interview.

The scope of the document reviews assumes that desired documents actually exist. For example, fire insurance maps and city directories would likely not be available for rural or previously undeveloped properties. Geo Strata also assumes that the information found in regulatory databases is current and accurate. In many cases location descriptions in databases cannot be precisely pinpointed. Although unlikely, it is also possible that sites containing hazardous materials or petroleum substances could be identified but not necessarily entered into the regulatory database prior to the completion of the Phase I ESA.

Finally, Geo Strata assumes that Site access can be obtained to conduct our physical Site walk-through. Certain safety considerations may prevent or limit our ability to conduct a thorough Site walk-through. Similarly, the size of a site could limit our ability to adequately cover a site.

1.4 Limitations and Exceptions

Certain environmental hazards are impossible to visually identify and can only be verified by testing and analysis. The following items were not included as part of this assessment:

- Presence of Lead and Asbestos containing material
- Radon and Magnetic Fields
- Designated Wetland and Endangered Species
- 50-Year Historical Title Search and Environmental Lien Search

1.5 Special Terms and Conditions

None

1.6 User Reliance

This environmental assessment has been completed by Geo Strata using commonly accepted professional practices; however, no implicit or explicit warranty or guarantee can be given that its services will eliminate all violations or potential violations of federal, state, or local laws, regulations or ordinances that pertain to or may pertain to environmental protection matters. A lead or asbestos survey was not conducted as part of this assessment. No samples were collected for laboratory analysis.

This study and report have been prepared on behalf of, and for the exclusive use of the City of San Antonio for an environmental assessment of the Site. This report and the findings contained herein shall not, in whole or part, be disseminated or conveyed to any other party, nor used by any other party in whole or in part, without the prior written consent of Geo Strata.

2.0 SITE DESCRIPTION

The Site consists of three individual lots identified as Lot 17, 18 and 19 on Beckwith Boulevard in a predominantly commercial and residential area in Northwest San Antonio. A detailed description of Site improvements and area observations is provided in **Section 2.4** and **5.2**, respectively.

2.1 Location and Legal Description

The Site is located between Vance Jackson Road and IH-10 on Beckwith Boulevard in Bexar County.

Per the Bexar County Appraisal District (BCAD) the legal descriptions for the three lots are as follows:

- Property ID 654383 - NCB 17403, Block 3, Lot 17 (Neely-Vance Jackson UT-3)
- Property ID 654384 - NCB 17403, Block 3, Lot 18 (Neely-Vance Jackson UT-3)
- Property ID 654385 - NCB 17403, Block 3, Lot 19 (Neely-Vance Jackson UT-3)

A Site Plan Map is provided as **Figure 1**. The Site location is indicated on a ½ Mile Radius Site Vicinity Map presented as **Figure 2** in **Appendix A**.

2.2 Site and Vicinity General Characteristics

Geo Strata utilized USGS Quadrangle Maps, the Geologic Atlas of Texas, the USDA Online Soil Survey, and a visual survey of the area to determine the environmental setting of the Site and general area. These data sources provided information pertaining to the topography, drainage, surface water and groundwater characteristics, and the presence of any wells on or near the Site or adjacent properties.

The Geological Atlas of Texas, San Antonio Sheet, indicated that the Site is located primarily on Pecan Gap Chalk (Kpg). Pecan Gap Chalks range in depth from 100 to 400 feet and are composed of chalk and chalky marl which weather to form moderately deep soils.

A U.S. Department of Agriculture on-line soil survey for Bexar County indicated soils at the Site belong to the Heiden Series (HnB). The HnB soil unit is well-drained, forming on erosional uplands with a 3 to 8 percent slope.

2.2.1 Surface Water Characteristics

Elevation at the Site is approximately 1050 feet above mean sea level. Surface runoff from the Site is to the southwest towards Huebner Creek and southeast towards Olmos Creek.

2.2.2 Groundwater Characteristics

A groundwater investigation was not performed as part of this assessment. Therefore groundwater characteristics are presently unknown.

2.2.3 Water Well Inventory

Water wells were not observed during the Site visit.

2.2.4 Oil/Gas Well Inventory

Oil and gas pipelines and wells were not observed at or near the subject Site. In addition a review of the Railroad Commission of Texas database did not identify any wells or pipelines near the Site.

2.3 Current Use of the Property

The Site is currently undeveloped.

2.4 Descriptions of Structures, Roads, Other Improvements on the Site (including heating/cooling system, sewage disposal, source of potable water)

An approximately 10-foot wide drainage culvert traverses the southern property boundary of the three lots. Underground cable lines traverse the northern property line. A sewage manway is located on Lot 19. Electrical lines with pole mounted transformers and telephone lines are located on the property to the north, across Beckwith Blvd.

2.5 Current Uses of the Adjoining Properties

A vacant lot is located to the north across Beckwith Boulevard. The property is fenced with barbed wired and appears to be undergoing tree and scrub clearing. Miscellaneous debris was visible at the exterior of the property and a large soil pile was visible in the southeastern portion of the property.

Residential properties are located east of the Site, across Vance Jackson Road.

A mixture of residential and commercial businesses involved in education, landscaping and roofing were observed south and southwest of the Site. Cram Roofing is located south of Lot 19. A structure is located within the northwest corner of the property and appeared to contain metal roofing components. A chain-link fence surrounds the property. Texas Allied Landscape is located south of Lot 18 and a portion of Lot 17. The property is fenced around the perimeter and several structures including a business office and two sheds were observed on the property. A large debris pile, roll-off container and vehicle parking were observed at the south property boundary, near Casa Bella Street. Several 55-gallon drums were observed near a shed, behind the business office. Labeling was not visible to identify the contents of the container. A residence is located south of the

remaining portion of Lot 17. A structure and pool were observed and appeared to be well maintained.

Vacant lots are located to the west of the Site. Survey markers were visible on several of the lots. Miscellaneous debris was observed throughout the lots, although not in large quantities.

3.0 USER PROVIDED INFORMATION

3.1 Title Records

Title records were not reviewed during the assessment.

3.2 Environmental Liens or Activity and Use Limitations

An Environmental Lien search was not performed as part of this assessment.

3.3 Specialized Knowledge/Prior Investigations

Not Applicable.

3.4 Commonly Known or Reasonably Ascertainable Information

Not applicable

3.5 Valuation Reduction for Environmental Issues

Not applicable.

3.6 Owner and Prior Owner

Mr. Efraim Abrimoff of Aerial Texas Star has possessed the current Site for approximately three years. Mr. Abrimoff also held the Site and land near De Zavala Road approximately twenty years ago. According to Mr. Abrimoff, the Site has never been developed.

Further discussion regarding the interviews is presented in **Section 6.1**. Records of communication are presented in **Appendix D**.

3.7 Reason for Performing Phase I

Geo Strata was tasked by the City of San Antonio to conduct a Phase I ESA of this property for the proposed construction of Fire Station #51.

3.8 Other

Not Applicable

4.0 RECORDS REVIEW

Geo Strata reviewed a variety of records to further our understanding of the physical conditions at the Site, past Site operating history, and other relevant Site-specific information.

4.1 Standard Environmental Record Sources

Geo Strata utilized topographic maps, aerial photographs, county websites, Historical City Directories and State and Federal databases. Geo Strata utilized Banks, a commercial provider to search regulatory databases according to distances prescribed by ASTM Standard Practice E1527-05. The results were summarized and provided to us. A complete list of the references used for this Phase I ESA is provided in **Section 12.0** of this report.

The following sections summarize the information obtained from a search of the regulatory databases.

4.1.1 Subject Property

The Site was not identified in the regulatory database search. The results of the database search are presented in **Appendix B**.

4.1.2 Surrounding Properties

The regulatory database search did not identify any properties of concern located within 0.5 mile radius of the Site.

4.1.3 Non Geocoded (Orphan) Properties

Twenty-four orphan sites were identified in the regulatory database search. Twenty-one of the identified sites involved spills resulting from public and commercial automobiles or railway. Further research determined that 21 spills, an Emergency Response Notification Site (ERNS) and one Solid Waste Permitting site were located greater than 0.5 mile from the subject Site.

One Leaking Underground Storage Tank facility, the Former Circle K, was identified and was reported to be located in the 78230 zip code on Vance Jackson. The 78230 zip code is located south of the De Zavala Road and is believed to be located greater than 0.5 mile from the Site, although its actual location could not be physically verified. According to the radius search and TCEQ database, a release was reported during November of 1988. The site priority was listed as soil contamination only, which required a full site assessment and Response Action Plan (RAP). According to the available documents, TCEQ issued a *Final Concurrence and the Case Closure*. Further conversations with TCEQ personnel located in the San Antonio office, did not reveal any additional information regarding the Former Circle K.