

# **DRAFT**

## **Phase I**

# **Environmental Site Assessment**

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**Former Fall River Police Station  
158 Bedford Street  
Fall River, Massachusetts**

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**June 12, 2014**

Prepared for:

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# Table of Contents

<b>1. Executive Summary .....</b>	<b>1</b>
<b>2. Introduction .....</b>	<b>5</b>
2.1 General .....	5
2.2 Purpose and Scope.....	5
2.3 Site Visit Information .....	5
<b>3. Project Description .....</b>	<b>6</b>
3.1 Site Description .....	6
3.2 Current Operations .....	6
3.3 Building Description.....	6
3.4 Building Heating and Cooling System.....	6
3.5 Plans and Specifications .....	6
3.6 Utilities .....	6
3.7 Environmental Land Use Restrictions .....	6
3.8 Purchase Price.....	7
3.9 User Provided Information .....	7
<b>4. Site Characteristics.....</b>	<b>8</b>
4.1 Surface Waters.....	8
4.2 Site Drainage/Sensitive Receptors.....	8
4.3 Topography.....	8
4.4 Soils and Geology.....	8
4.5 Groundwater .....	9
4.6 Wetlands .....	9
4.7 Floodplain Information.....	9
<b>5. Adjacent and Surrounding Properties.....</b>	<b>10</b>
<b>6. Site History.....</b>	<b>11</b>
6.1 Sanborn Fire Insurance Maps .....	11
6.2 Aerial Photographs .....	12
6.3 Topographic Maps .....	12
6.4 City Directories.....	12
6.5 Interviews .....	13
6.6 Previous Assessments or Investigations.....	13
6.7 Ownership History .....	13
6.8 Adjacent Properties.....	13
6.9 Historical Summary .....	14
<b>7. Site Reconnaissance.....</b>	<b>15</b>
7.1 Nature of Operations & Current Tenants .....	15
7.2 Oil and Hazardous Materials (OHM) Storage and Usage .....	15
7.3 Petroleum and Chemical Storage Tanks .....	15
7.4 Environmental Permits .....	15
7.5 Hazardous Waste .....	15
7.6 Solid Waste and Wastewater.....	15
7.7 Site Housekeeping .....	16
7.8 Stained Soil, Stained Pavement or Stressed Vegetation.....	16
7.9 Interior and Exterior Drainage Structures .....	16
7.10 Pools, Ponds, Pits or Lagoons.....	16
7.11 On-Site Water Supply and Observation Wells.....	16
7.12 Fill Material .....	16
7.13 Air Emissions.....	16
7.14 Odors .....	16

7.15 Polychlorinated Biphenyls (PCBs) .....	17
7.16 Asbestos Containing Materials (ACM).....	17
7.17 Lead Based Paint (LBP).....	17
7.18 Lead in Drinking Water .....	17
7.19 Radon.....	17
7.20 Areas Not Inspected.....	17
<b>8.0 Regulatory Review.....</b>	<b>18</b>
8.1 United States Environmental Protection Agency (USEPA) Databases .....	19
8.2 Massachusetts Department of Environmental Protection (MassDEP) Databases .....	20
8.3 Local Regulatory Agency Interviews .....	24
<b>9. Environmental Professional Certification .....</b>	<b>25</b>
<b>10. List of Acronyms .....</b>	<b>26</b>

**Figures**

- 1 Site Locus
- 2 Site Plan

**Appendices**

- A Limitations
- B User Questionnaire
- C Environmental Data Resources Historical Report
- D Photographic Documentation
- E Environmental Data Resources Database Report
- F Environmental Professional Qualifications

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## 1. Executive Summary

This report documents findings from the Phase I Environmental Site Assessment (ESA) that BETA Group, Inc. (BETA) has prepared for the property located at 158 Bedford Street in Fall River, Massachusetts (the Site, see Figure 1). The Fall River Assessor's Office identifies the Site as Parcel ID N-04-0042 and consisting of approximately 0.345 acres of land. Records indicate that the Site building was constructed in 1915.

The purpose of this Phase I Environmental Site Assessment was to assess current Site conditions and render an opinion as to the presence of Recognized Environmental Conditions\* (RECs) in connection with the property, within the scope and limitations of the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-13. Any exceptions or deletions from the ASTM practice or Scope of Work are described in Section 2.0 of this Report. Refer to Section 10.0 for a list of acronyms and their definitions.

### Site History

Historical records indicate that in 1888 and 1893 a dwelling and one small building improved the southern portion of the Site and was addressed as 69 Bedford Street. In 1905 a different building improved the southern portion of the Site and was used as an office building. Additionally, a few smaller buildings improved the northern portion of the Site at that time. Since 1915, the current Site building has improved the Site and was occupied by the City of Fall River Central Police Station and addressed as 150 Bedford Street. Since the 1930s, the northern portion of the Site building has been used as auto repair for fleet vehicles associated with the police station. The building was vacated sometime in 2003 and has fallen into disrepair since that time.

### Site Reconnaissance

A 47,920-square foot four-story commercial building with a single-story attached two-bay garage improves the Site. The four-story portion of the Site building is constructed of a wood frame with brick, a concrete partial basement foundation, and a flat rubber membrane roof. The interior of this portion of the Site building consists of mainly office space. The single-story garage portion of the building is constructed of a wood-frame with flat concrete foundation and flat roof. The interior of the building is in disrepair. BETA observed the interior portion of the building to be in poor condition with some floors having holes and many building materials on the floors of the building. The remainder of the Site includes a sidewalk on the southern portion of the Site and alleyways on the north and west sides of the building.

BETA observed a fill-in place former fuel oil aboveground storage tank in the basement of the building. Mr. Gallagher stated that the tank was taken out of service because it had been leaking. Refer to Section 8.3 for more information on this tank.

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\* Recognized Environmental Conditions are defined in the American Society for Testing and Materials (ASTM) Standard E1527-05 as, "...the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimus 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."

BETA observed a trench drain in the garage portion of the Site building but could not determine where this drain discharged.

BETA observed a sand-filled area on the first floor of the building that was formerly used as a firing range for police personnel training. Lead bullet remnants were clearly visible in the sand.

BETA observed a car lift in the floor of the garage portion of the building. BETA could not determine if this lift had an oil-filled cylinder beneath the floor.

### **Adjacent and Surrounding Properties**

Based on the reviewed information, it appears that the Site vicinity has been developed with commercial and industrial type buildings since the early 1900s. Properties north of the Site have been used for residential purposes since as early as 1888. The Troy Mills, cotton manufacturer, existed south of the Site from as early as 1888 until sometime between 1950 and 1976. In 1976, this property was unimproved and has been used as a parking lot since that time. Additionally, a gasoline station and auto repair (151-153 Bedford Street) improved a south-adjointing property since as early as 1938 until at least 1963. Properties east of the Site were originally residential in nature from 1888 until 1905. After 1905, two commercial buildings have improved these properties. Records indicate that one building was utilized as Salvation Army from as early as 1933 until at least 1975. The second building was used by a paper supply company from as early as 1933 until at least 1976. After 1975, the buildings have been used by various commercial tenants. Commercial buildings west of the Site were occupied by a paint shop, hardware, curtain shop, storage house, and other small retailers since as early as 1888 until sometime between 1950 and 1976. These buildings were demolished and the west abutting property has been used as a parking lot since 1976. Additionally, the Second District Court House has improved a property west of the Site since as early as 1928 to the present day.

### **Previous Site Investigations**

BETA did not identify previous reports for the Site during our review of municipal records. However, the Client provided BETA with a June 14, 1999 letter from Green Environmental, Inc. (Green) to the Fall River Fire Department indicating that removal of two on-Site USTs would be difficult based on their locations relative to the buildings foundation. Therefore, Green stated that the tanks should be "closed in-place". The letter includes an Application and Permit issued to the City of Fall River for the closure of a 1,000-gallon UST last storing gasoline.

### **Database Search**

The Environmental Data Resources, Inc. (EDR) report gives a listing of sites identified on select federal and state standard source environmental databases within the approximate search distance specified by ASTM Standard Practice for Environmental Site Assessments E1527-13. BETA reviewed each environmental database on a record-by-record basis to determine if certain sites identified in the EDR report represent environmental liability to the Site.

The database search identified the Site on the Spill database. The search indicates that in 1989 approximately 10-50 gallons of transformer oil ruptured from a transformer. The Spill was cleaned and the case has been closed since that time.

The database search identified Fire Department Headquarters at 165 Bedford Street as a leaking underground storage tank (LUST) facility. This property is located across Bedford Street and is approximately 80 feet southeast of the Site. According to the search, a 1,000-gallon diesel fuel UST and a 500-gallon gasoline UST were removed from the property in 1999. A soil sample revealed headspace concentration in excess of 100 parts per million (ppm) and

triggered a 72-hour reporting to MassDEP. At that time, MassDEP issued Release Tracking Number (RTN) 4-14789. Additional investigation was conducted to determine the delineated area to support the implementation of an AUL. Coneco concluded that the gasoline and diesel fuel USTs had been removed from the property and approximately 142.55 tons of impacted soil were removed. However, some soil remained underneath the fire station building due to structural limitations. Remedial actions were performed and thus a Method 1 S-3 Risk Characterization Standard had been applied. Based on the investigation, the groundwater flow, and remedial activities at this southeast adjoining property, the LUST listing does not likely pose a threat of release of oil and/or hazardous material (OHM) to the Site.

Additionally, the database search did not identify other properties in the Site vicinity that pose a threat of release of OHM to the Site.

### **Municipal Information**

BETA submitted a written request to the Fall River Fire Department to inquire about current and historical Site conditions, including current or former intact or leaking underground storage tanks (USTs) or aboveground storage tanks (ASTs), hazardous materials spills or hazardous materials or wastes used or stored on a property. Fire department records include the removal of three tanks at the Site in June 1999. Tanks included a 10,000-gallon UST formerly containing gasoline, a 1,000-gallon UST formerly containing gasoline, and 275-gallon tank formerly containing fuel oil. BETA observed an area within the garage portion of the building where the concrete had been removed. It is suspected that this area was the former location of the 1,000-gallon UST. BETA believes the 10,000-gallon UST was located beneath the parking lot on the north-abutting property. Records also include a March 20, 1962 "Oil Burners-Furnace" card issued to Fall River Police Department. The card indicates that the 5,000-gallon tank was "incased" in the cellar and contained #5 oil. A note on this card indicates that the tank was "filled in place." BETA observed this tank in the basement of the Site building. The Fire Department records did not include any information regarding sampling or laboratory analysis of soil or groundwater samples.

Fire department did not include other records pertaining to the Site. BETA visited the Inspectional Services Department to inquire about permits or licenses for the Site. Permits recorded for the Site a 1933 permit to the City of Fall River (Police Department) to enlarge an opening for auto repair shop and install new doors; 20' wide x 60' long single-story with 20" concrete foundation. No further records pertaining to environmental issues were encountered at the Inspectional Services Department. Persons at the Board of Health stated that he believed that a garage was located on the lower level of the Site building where police vehicles were parked. He further believed that maintenance of their fleet may have occurred but he did not have records pertaining to such operations. He stated that the Police Chief would be able to provide historic use of the Site. The Board of Health office did not have environmental records for the Site.

### **Data Gaps**

BETA did not identify any data gaps that would affect our ability to identify RECs at the Site.

### **Hazardous Building Materials**

Green Environmental, Inc. (Green) conducted a Hazardous Materials Survey in June 2014 and identified asbestos and lead-based paint within the Site building. Appendix ? contains a copy of Green's report.

### **Phase I ESA Findings and Conclusions**

BETA performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for the property at 158 Bedford Street in Fall River, Massachusetts. Any exceptions to, or deletions from, this practice are described in Section 2.2 of this report and Appendix A.

Due to the lack of documentation regarding soil and/or groundwater conditions in the vicinity of the filled-in place AST in the basement of the building and the former UST in the garage area, the possibility of contamination associated with these tanks represent a possible REC at the Site.

The floor drain and car lift in the garage portion of the building represent a possible REC.

The database search identified the Site on the Spill database. Based on the limited nature of the release and its regulatory closure, the Site's Spill listing is considered a historical REC (HREC) and no additional investigation is warranted regarding this issue.

### **Recommendations**

Based on the identified RECs, BETA recommends conducting a subsurface investigation at the Site. This investigation should include the advancement of soil borings and the completion of groundwater monitoring wells. Soil and groundwater samples should be collected and submitted for laboratory analysis of petroleum, volatile organic compounds (VOCs), metals, and polychlorinated biphenyls (PCBs). The soil borings should be advanced in exterior portions of the Site and through the floor within the interior of the Site building near the AST in the basement and in the garage area. Additionally, samples of the sand within the firing range area should be sampled for total lead and toxicity characteristic leaching procedure (TCLP) lead.

BETA also recommends conducting an additional hazardous building material investigation (HBMI) to identify building materials (equipment, building components, residue, dust, etc.) that may contain hazardous materials including PCB-containing caulking.

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## 2. Introduction

### 2.1 General

At the request of the City of Fall River (the Client), BETA conducted an ASTM Phase I Environmental Site Assessment (ESA) of the property at 158 Bedford Street in Fall River, Bristol County, Massachusetts (the Site, see Figure 1). The Site consists of an approximately 0.345-acre parcel of land that is identified by the Fall River Assessor's Office as M N-04, Lot 42. The Site is improved with a gross area of 47,920-square foot, four-story commercial building that was constructed in 1915. The building is currently vacant and most recently occupied by the City of Fall River Police Department Headquarters.

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### 2.2 Purpose and Scope

This report was prepared for the sole and exclusive use of the Client and is subject to and issued in connection with the Agreement and the provisions thereof. The ESA was conducted to identify Recognized Environmental Conditions (RECs) based on a review of available environmental information and observations of the Site and adjacent properties for overt evidence of a release or threat of release of oil or hazardous materials (OHM). The scope of services for this ESA included a federal and state environmental database search, local research, Site reconnaissance, and interviews with people knowledgeable about the Site. This ESA is subject to the terms of the Agreement between the Client and BETA and the Limitations included in Appendix A.

The scope of services for this report did not include the assessment of the following "additional issues" that are outside the scope of the ASTM Phase I ESA: asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents, and mold.

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### 2.3 Site Visit Information

Site Visit Conducted By:	<b>Joseph McLoughlin, Senior Project Manager</b>
Date of Site Visit:	<b>May 22, 2014 and June 20, 2014</b>
Site Representative:	<b>Mr. Chris Gallagher, a representative of the City of Fall River</b>
Weather:	<b>60°F and cloudy</b>

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### **3. Project Description**

#### **3.1 Site Description**

The Site consists of an approximately 0.345-acre parcel of land located at 158 Bedford Street. The Site is improved by a four-story commercial/office building with an attached garage that was constructed in 1915 and has been vacant since as early as 1999. The approximate geographic coordinates of the property are N 41° 42' 5" latitude and W 71° 9' 9" longitude.

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#### **3.2 Current Operations**

The Site building is vacant and in poor condition but is configured for commercial/office use.

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#### **3.3 Building Description**

A 47,920-square foot four-story commercial building with a single-story attached two-bay garage improves the Site. The four-story portion of the Site building is constructed of a wood frame with brick, a concrete partial basement foundation, and a flat rubber membrane roof. The interior of this portion of the Site building consists of mainly office space. The single-story garage portion of the building is constructed of a wood-frame with flat concrete foundation and flat roof. The interior of the building is in disrepair. BETA observed the interior portion of the building to be in poor condition with some floors having holes and many building materials on the floors of the building.

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#### **3.4 Building Heating and Cooling System**

The building was formerly heated by a forced hot water heating system, supplied by fuel oil. The boilers have been partially dismantled. The building is not currently heated or cooled.

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#### **3.5 Plans and Specifications**

A copy of the City of Fall River Assessor's Map is provided as Figure 2.

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#### **3.6 Utilities**

The City of Fall River provides municipal water and sewer services to the Site. However, persons at the Fall River Water Department stated that the Site has been connected to the municipal water system for over 50 years. The water department has shut off water service to the Site. Persons at the Fall River Engineering Department stated that they have provided municipal sewer service to the Site since 1915.

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#### **3.7 Environmental Land Use Restrictions**

BETA did not encounter any evidence of an Environmental Land Use Restriction (ELUR) or other restriction on the deed for the Site.

### **3.8 Purchase Price**

The Site owner believes the purchase price of the Site reflects fair market value and that the property has not been devalued by contamination.

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### **3.9 User Provided Information**

As required by Section 6 of the ASTM 1527-13 standard, Mr. Chris Gallagher, City of Fall River representative, provided BETA with information summarized in this report based on actual and specialized knowledge of the Site (see Appendix B). The Client informed BETA that this Phase I ESA was being conducted as part of a pending real estate transaction. Additional information provided by Mr. Gallagher is included in various sections of this report.

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## **4. Site Characteristics**

### **4.1 Surface Waters**

BETA did not observe surface water bodies at, or in the vicinity of, the Site. However, BETA observed ponding on the south abutting property. A tributary of the Quequechan River is located approximately 1,000 feet south of the Site and the Taunton River is located approximately 2,700 feet west of the Site. Refer to Figure 1.

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### **4.2 Site Drainage/Sensitive Receptors**

Stormwater at the Site enters catch basin within the parking lot of the Site or into catch basins located along Bedford and High Streets.

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### **4.3 Topography**

According to the USGS Fall River, MA-RI topographic map, the Site is located at an elevation of approximately 130 feet above the 1929 National Geodetic Vertical Datum. The Site and vicinity are relatively flat with a very gentle slope downward to the south.

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### **4.4 Soils and Geology**

#### **Soils**

According to the Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) website (<http://websoilsurvey.nrcs.usda.gov/app/>), the dominant soil composition in the vicinity of the Site is classified as Urban Land. Urban Land soils consist of areas where 85 percent of the land surface is covered by structures or impervious surfaces such as buildings, pavement, industrial sites, and railroad yards. These areas are mapped throughout the survey area, typically in central business area and along major roads and highways. Since this mapping unit is covered by structures and pavement, a site investigation would be necessary in order to assess the land's suitability for specific uses.

Based on a 2001 subsurface investigation at the southeast adjoining Fall River Fire Department, soils in the vicinity were identified as "urban fill containing miscellaneous debris such as wood timbers, concrete blocks, bricks, coal ash, wire, and steel pipes, and gravelly silty sand fill to approximately 12 feet."

#### **Geology**

Bedrock outcrops were not observed at or in the vicinity of the Site. According to the Bedrock Geologic Map of Massachusetts (1985), the Site is located within the Milford-Dedham Zone (tertiary and older rocks). The area is identified as granite of the Fall River pluton with light-gray, medium-grained, biotite granite.

Based on a 2001 subsurface investigation at the southeast adjoining Fall River Fire Department, bedrock was encountered at approximately eight feet below grade.

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## **4.5 Groundwater**

According to the MassGIS on-line Priority Resource Map, the Site is not located within a Surface Water Supply Protection Zone, within a Public Water Supply Watershed, a Zone II, or an Interim Water Protection Area (IWPA). However, the Site is located within 30 feet of an occupied building and has an average annual depth to water that is less than 15 feet below ground surface. Therefore, groundwater at the Site is classified as GW-2/GW-3. Based on local topography and surface water bodies and previous investigations, groundwater at the Site is divided and flows in northeast and southwest direction. Groundwater at properties west of the Site is inferred to flow in a southwesterly direction toward Mount Hope Bay.

Based on a 2001 subsurface investigation at the southeast adjoining Fall River Fire Department, groundwater was encountered at approximately 12 feet below grade.

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## **4.6 Wetlands**

BETA did not observe wetlands on, or in the vicinity of, the Site. Additionally, no vegetation exists at the Site.

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## **4.7 Floodplain Information**

According to the Federal Emergency Management Association (FEMA) Flood Insurance Rate Map (FIRM) Number 25005C 00334F dated July 7, 2009, the Site is located in Zone X, which has been determined to be an area of minimal risk flooding outside the one percent and floodplains.

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## 5. Adjacent and Surrounding Properties

The property is located in a commercial and residential area of downtown Fall River. Information concerning surrounding properties was compiled from the Site reconnaissance, as summarized below:

Direction	Adjacent and Surrounding Properties
North	A multi-family residence, beyond which is Bank Street followed by residential properties.
South	Bedford Street and the intersection of Bedford Street and High Street, beyond which is a paved parking lot, Troy Street, and Fall River Central Fire Station.
East	High Street, beyond which is Ser-Job (21 High Street and 164 Bedford Street) and residences along High Street.
West	A parking lot associated with the Second District County Court House building (37-43 Rock Street), beyond which is Rock Street.

BETA did not observe abutting/adjoining properties that represent an environmental concern to the Site, except for the Fall River Central Fire Station which is further discussed in Section 8 of this Report.

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## 6. Site History

### 6.1 Sanborn Fire Insurance Maps

Sanborn maps identify prior Site uses of real property for many cities and towns in the United States. The maps were originally created to assist insurance underwriters in understanding the potential fire risk of structures requiring insurance; however, they are also useful for determining the previous uses of a property. Sanborn maps often contain information relating to uses of individual structures, location of certain fuel storage tanks, chemical storage tanks, or both, and storage of other potentially toxic substances. Sanborn maps begin their coverage in 1867 and continue through the present. BETA requested copies of Sanborn maps for the Site from Environmental Data Resources, Inc. (EDR). EDR provided copies of 1888, 1893, 1905, 1928, 1933, 1950, and 1976 Sanborns. A copy of the Sanborn report is included in Appendix C. The following summarizes our review of these maps:

- **1888 and 1893:** These maps depict a dwelling and one small building on the southern portion of the Site, addressed as 69 Bedford Street. Additionally, a portion of an east abutting residence improves the southeastern corner of the Site. The remainder of the Site is depicted as being unimproved. Dwellings appear north, east, and southeast of the Site. The Troy Mills (cotton mfg) appears south of the Site. A paint shop and a building identified as Hardware and Paints appears west of the Site.
- **1905:** This map depicts an office building on the southern portion of the Site and a few smaller buildings on the remainder of the Site, addressed as 138-142 Bedford Street. Additionally, a portion of an east abutting residence improves the southeastern corner of the Site (addressed as 152 Bedford Street). Dwellings appear north and east of the Site. A hotel appears further east of the Site. The Troy Mills appears south of the Site. A paint shop and a building identified as Hardware and Paints appears west of the Site.
- **1928:** This map depicts the current Site building as improving the Site and identified as Police Station No. 1 addressed as 150 Bedford Street. The southern portion of the building is four stories and the northern portion of the building is labeled as “garage and storage.” Dwellings appear north of the Site. This map does not depict properties east of the Site. The Troy Mills appears south of the Site. A paint shop and a building identified as Hardware and Paints appears west of the Site.
- **1933:** This map depicts the Site similar to the 1928 map. Dwellings appear north and northeast of the Site. A Salvation Army building and a City Commissary building appear east of the Site. A Central Fire Engine House appears southeast of the Site. The Troy Woolen and Cotton Manufacturing facility appears south of the Site. A Second District County Court House and a building identified as Hardware and Paints appears west of the Site.
- **1950:** This map depicts the Site similar to the 1933 map; however, the northern portion of the building is only labeled as auto repair (no longer labeled as storage as in the 1933 map). Additionally, surrounding properties appear similar to the 1933 map, except that a gasoline station with three associated gasoline tanks appears south of the Site.
- **1976:** This map depicts the Site similar to the 1950 map. The Site building is identified as Central Police Station No. 1, as a private garage, and as auto repair. A dwelling appears north and northeast of the Site. The Salvation Army building and a paper supply building appear east of the Site. The Central Fire Engine House appears southeast of the Site. An unimproved parcel of land appear south of the Site (former location of the cotton mfg facility). An unimproved parcel of land and the Second District County Court House appear west of the Site.

## 6.2 Aerial Photographs

BETA requested copies of historical aerial photographs for the Site from EDR. EDR provided copies of 1938, 1966, 1969, 1977, 1986, 1991, 1995, 2006, 2008, 2010, and 2012 aerial photographs. Based on the urban density of the Site and its vicinity, BETA is unable to determine exact Site usage. However, it appears as though the same building has improved the Site since the 1938 photograph. Properties surrounding the Site are improved with large- to medium-sized buildings and appear to be used for commercial or industrial type purposes. A copy of the EDR aerial photograph report is included in Appendix C.

## 6.3 Topographic Maps

BETA requested copies of historical United States Geologic Survey (USGS) topographic maps for the Site from EDR. EDR provided 1888, 1893, 1944, 1950, 1967, 1979, and 1985 USGS Topographic Maps. A copy of the topographic map report is included in Appendix C. The following summarizes our review of these maps.

- **1888 and 1893:** Based on the scale of these maps, the Site and vicinity are too small to depict structures. However, it appears as though the Site and vicinity are located in a densely populated area.
- **1944:** Based on the shading of this map, the Site and vicinity are located in a dense area.
- **1950:** Based on the shading of this map, the Site and vicinity are located in a dense area. Additionally, a building appears to improve the Site.
- **1967, 1979, and 1985:** Based on the shading of these maps, the Site and vicinity are located in a densely urban area. These maps identify the Site building as a “police station.” A building identified as a “fire station” appears south of the Site.

## 6.4 City Directories

Historical City directories and Cross Reference directories are often useful for obtaining historical tenants for a property. City directories provide tenant listings, by address, for every year covered by the directory service. BETA requested City directories for the Site from EDR. EDR searched copies of 1938, 1940, 1947, 1950, 1963, 1965, 1970, 1975, 1980, 1985, 1990, 1994, 1999, 2003, 2008, and 2013 City directories. A copy of the EDR City Directory Abstract is included in Appendix C. The following summarizes these directories.

Year	Site Address	Adjoining Properties along Bedford Street
1938 1940 1947 1950	Police Department Headquarters	135: Fall River Soda Fountain Supply Co. Inc.; 153: Poirier Bros (gas station); 164: Salvation Army Building; 165: Fire Department Headquarters
1963	Police Department Headquarters	135: vacant; 153: Peloquin’s Service Station (gas station); 164: Salvation Army Building; 165: Fire Department Headquarters
1965	Police Department Headquarters	135: vacant; 153: vacant; 164: Salvation Army Building; 165: Fire Department Headquarters
1970 1975	Police Department Headquarters	135: not listed; 153: not listed; 164: Salvation Army Building; 165: Fire Department Headquarters

1980	Police Department Headquarters	135: not listed; 153: not listed; 164: vacant; 165: Fire Department Headquarters
1985	Police Department Headquarters	135: not listed; 153: not listed; 164: Municipal Appraisal Service Corporation; 165: Fire Department Headquarters
1990 1994	Police Department Headquarters	135: not listed; 153: not listed; 164: Ser-Jobs for Progress Inc.; 165: Fire Department Headquarters
1999 2003	Police Athletic League Hockey	135: not listed; 153: not listed; 164: Ser-Jobs for Progress Inc.; 165: Fire Department Headquarters
2008 2013	Not listed	135: not listed; 153: not listed; 164: Ser-Jobs for Progress Inc.; 165: not listed

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## 6.5 Interviews

BETA also received a completed User Questionnaire from Mr. Matt Thomas. <more here> A copy of the checklist completed by Mr. Thomas is included in Appendix B.

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## 6.6 Previous Assessments or Investigations

BETA did not identify previous assessments for the Site during the research for this Phase I ESA. However, the Client provided BETA with a June 14, 1999 letter from Green Environmental, Inc. (Green) to the Fall River Fire Department indicating that removal of two on-Site USTs would be difficult based on their locations relative to the buildings foundation. Therefore, Green stated that the tanks should be “closed in-place”. The letter includes an Application and Permit issued to the City of Fall River for the closure of a 1,000-gallon UST last storing gasoline.

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## 6.7 Ownership History

According to the City of Fall River Assessor’s records, the Site has been owned by the City of Fall River since July 1914. BETA could not determine ownership history prior to 1914.

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## 6.8 Adjacent Properties

Based on the reviewed information, it appears that the Site vicinity has been developed with commercial and industrial type buildings since the early 1900s. Properties north of the Site have been used for residential purposes since as early as 1888. The Troy Mills, cotton manufacturer, existed south of the Site from as early as 1888 until sometime between 1950 and 1976. In 1976, this property was unimproved and has been used as a parking lot since that time. Additionally, a gasoline station and auto repair (151-153 Bedford Street) improved a south-adjointing property since as early as 1938 until at least 1963. Properties east of the Site were originally residential in nature from 1888 until 1905. After 1905, two commercial buildings have improved these properties. Records indicate that one building was utilized as Salvation Army from as early as 1933 until at least 1975. The second building was used by a paper supply company from as early as 1933 until at least 1976. After 1975, the buildings have been used by various commercial tenants. Commercial buildings west of the Site were occupied by a paint shop, hardware, curtain shop, storage house, and other small retailers since as early as 1888 until sometime between 1950 and 1976. These

buildings were demolished and the west abutting property has been used as a parking lot since 1976. Additionally, the Second District Court House has improved a property west of the Site since as early as 1928 to the present day.

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## **6.9 Historical Summary**

Historical records indicate that in 1888 and 1893 a dwelling and one small building improved the southern portion of the Site and was addressed as 69 Bedford Street. In 1905 a different building improved the southern portion of the Site and was used as an office building. Additionally, a few smaller buildings improved the northern portion of the Site at that time. Since 1915, the current Site building has improved the Site and has been occupied by the City of Fall River Central Police Station and addressed as 150 Bedford Street. Since the 1930s, the northern portion of the Site building has been used as auto repair for fleet vehicles associated with the police station. The building was vacated sometime in 2003 and has fallen into disrepair since that time.

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## **7. Site Reconnaissance**

### **7.1 Nature of Operations & Current Tenants**

At the time of our inspection, the Site was improved with a vacant four-story office/commercial building with an attached single-story garage. The building was last used by the Fall River police department. BETA observed the interior portion of the building to be in poor condition with some floors having holes and many building materials on the floors of the building. The remainder of the Site includes a sidewalk on the southern portion of the Site and alleyways on the north and west sides of the building.

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### **7.2 Oil and Hazardous Materials (OHM) Storage and Usage**

Since the Site building is a vacant, OHM are not used or stored at the Site.

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### **7.3 Petroleum and Chemical Storage Tanks**

BETA observed a fill-in place former fuel oil aboveground storage tank in the basement of the building. Mr. Gallagher stated that the tank was taken out of service because it had been leaking. Refer to Section 8.3 for more information on this tank.

BETA observed a car lift in the floor of the garage portion of the building. BETA could not determine if this lift had an oil-filled cylinder beneath the floor.

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### **7.4 Environmental Permits**

BETA did not encounter environmental permits during the research for this Phase I ESA.

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### **7.5 Hazardous Waste**

BETA did not observe the generation or storage of hazardous waste at the Site.

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### **7.6 Solid Waste and Wastewater**

#### **Solid Waste**

Solid waste is not currently generated at the Site. BETA observed solid waste throughout the Site building and in the alley areas north and west of the building.

#### **Sanitary Sewage**

Sanitary sewage is not currently generated at the Site; however, the building is connected to the municipal sewer system.

### **Liquid Discharges**

BETA did not observe liquid discharges at the Site.

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## **7.7 Site Housekeeping**

The Site building is currently vacant and in poor condition. BETA observed solid waste and deteriorating building materials throughout the Site building and in the alley areas north and west of the building.

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## **7.8 Stained Soil, Stained Pavement or Stressed Vegetation**

BETA did not observe stained soil, stained pavement or stressed vegetation at the Site. Vegetation appeared to be seasonally healthy.

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## **7.9 Interior and Exterior Drainage Structures**

BETA observed a trench drain in the garage portion of the Site building but could not determine where this drain discharged.

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## **7.10 Pools, Ponds, Pits or Lagoons**

BETA did not observe any man-made pools, ponds, pits or lagoons at the Site.

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## **7.11 On-Site Water Supply and Observation Wells**

Fall River municipal water serves the Site vicinity. BETA did not observe observation wells at the Site.

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## **7.12 Fill Material**

BETA did not observe evidence of urban fill at the Site.

BETA observed a sand-filled area on the first floor of the building that was formerly used as a firing range for police personnel training. Lead bullet remnants were clearly visible in the sand.

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## **7.13 Air Emissions**

BETA did not observe indications of significant air emissions at the Site.

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## **7.14 Odors**

BETA did not notice chemical or other odors during the Site reconnaissance.

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### **7.15 Polychlorinated Biphenyls (PCBs)**

BETA did not observe transformers at the Site.

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### **7.16 Asbestos Containing Materials (ACM)**

Since the Site building was built prior to 1978, it is likely that building materials could be classified as ACM. Green Environmental, Inc. (Green) conducted a Hazardous Materials Survey in June 2014 and identified ACM within the Site building. Appendix ? contains a copy of Green's report.

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### **7.17 Lead Based Paint (LBP)**

Since the Site building was built prior to 1978, it is likely that LBP is present. Green conducted a Hazardous Materials Survey in June 2014 and identified LBP surfaces within the Site building. Appendix ? contains a copy of Green's report.

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### **7.18 Lead in Drinking Water**

Testing for lead in drinking water was beyond the scope of this ESA.

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### **7.19 Radon**

Measurement of potential radon contamination was beyond the scope of this ESA. The U.S. EPA publishes a map of the United States on which each of the 3,141 counties in the U.S. is assigned to one of three zones based on radon potential. Each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon control methods.

According to the EPA map, the Radon Zone for Bristol County is identified as Zone 2. Zone 2 is defined as an area that has a moderate potential for radon gas, with a predicted average indoor radon screening level between 2.0 pCi/L and 4.0 pCi/L. The EPA recommended Action Level for radon is 4.0 pCi/L. Based upon the non-residential use of the Site, radon testing was not performed or warranted at this time.

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### **7.20 Areas Not Inspected**

BETA inspected accessible interior and exterior portions of the Site building.

## 8.0 Regulatory Review

The EDR report gives a listing of sites identified on select federal and state standard source environmental databases within the approximate search distance specified by ASTM Standard Practice for Environmental Site Assessments E1527-13. BETA reviewed each environmental database on a record-by-record basis to determine if certain sites identified in the EDR report represent environmental liability to the Site. A copy of EDR regulatory database report is included in Appendix F. The following table lists the number of sites identified by the EDR report.

<b>FEDERAL, STATE, AND TRIBAL AGENCY DATABASE FINDINGS</b>			
<b>REGULATORY DATABASE</b>	<b>SEARCH DISTANCE</b>	<b>TARGET SITE</b>	<b>OFF-SITE LISTINGS</b>
Federal National Priority List (NPL) Facilities	1 Mile	No	0
Federal Delisted NPL Facilities	½-Mile	No	0
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Facilities	½-Mile	No	0
Federal CERCLIS No Further Remedial Action Planned (NFRAP) Facilities	½-Mile	No	0
Federal Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACTS) Facilities	1 Mile	No	0
Federal RCRA Treatment, Storage, and Disposal (TSD) Facilities	½-Mile	No	0
Federal RCRA Generator Facilities	Site and Adjoining	No	0
Federal Institutional Controls/Engineering Controls (IC/EC) Registries	½-Mile	No	0
Federal Brownfield Facilities	½-Mile	No	0
Federal Emergency Response Notification System (ERNS) Facility	Site Only	No	-
Federal Facility Index System (FINDS) Facility	Site Only	No	-
State Hazardous Waste Sites (SHWS/Release)/Tribal Equivalent CERCLIS Facilities	1 Mile	No	84
State Release Facility	Site Only	No	-
State and Tribal Solid Waste Landfill (SWL) Facilities	½-Mile	No	0
State and Tribal Registered Underground Storage Tank (UST) Facilities	Site and Adjoining	No	1
State and Tribal Leaking UST (LUST) Facilities	½-Mile	No	18
State and Tribal Registered Aboveground Storage Tank (AST) Facilities	Site and Adjoining	No	0
State and Tribal IC Registries	½-Mile	No	6
State and Tribal Voluntary Cleanup Program (VCP) Facilities	½-Mile	No	0
State and Tribal Brownfield Facilities	½-Mile	No	0
State Spill Facilities	Site Only	Yes	-

The EDR report also identified 20 non-geocoded sites. These are sites which could not be mapped or “geocoded” due to inadequate address information. Refer to the EDR report for a list of these sites. BETA attempted to locate these sites via vehicular reconnaissance and interviews with personnel familiar with the area. Based on this research, BETA did not identify any sites within the specified radii that represent an environmental concern to the Site.

A description of the databases reviewed by BETA and an analysis of sites identified within the prescribed search area are presented in the following sections.

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## **8.1 United States Environmental Protection Agency (USEPA) Databases**

### **8.1.1 NPL Facilities**

This is a list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or “Superfund”). A site must be on the NPL to receive money from the Trust Fund for Remedial Action. The database search did not identify NPL facilities within one mile of the Site.

### **8.1.2 Delisted NPL Facilities**

Facilities that the EPA determined may be deleted from the NPL because no further response is appropriate. The database search did not identify Delisted NPL facilities within ½-mile of the Site.

### **8.1.3 CERCLIS Facilities**

CERCLIS is the USEPA system for tracking potential hazardous waste sites within the Superfund program. A site's presence in CERCLIS does not imply a level of federal activity or progress at a site, nor does it indicate that hazardous conditions necessarily exist at the location. Within one year of being entered into CERCLIS, the USEPA performs a preliminary assessment of a site. Based upon the results of the preliminary assessment, the USEPA may conduct additional investigations which could lead to a site being listed on the NPL. The database search did not identify CERCLIS facilities within ½-mile of the Site.

### **8.1.4 CERCLIS NFRAP Facilities**

CERCLIS sites identified as NFRAP facilities have been removed from the CERCLIS because these sites may be identified as where no contamination was found, contamination was removed without the need for the site to be placed on the NPL, or the contamination was not considered significant enough to be placed on the NPL. The database search did not identify CERCLIS NFRAP facilities within ½-mile of the Site.

### **8.1.5 RCRA CORRACTS Facilities**

RCRA CORRACTS is a list of facilities that are found to have had hazardous waste releases and require RCRA corrective action activity, which can range from site investigations to remediation. The database search did not identify RCRA CORRACTS facilities within one mile of the Site.

### **8.1.6 RCRA TSD Facilities**

The RCRA TSD Facilities List contains information pertaining to those facilities that either treat, store, or dispose of hazardous waste. While these facilities represent some form of hazardous waste activity, they are most significant if determined to be out of compliance or to have violations. The database search did not identify RCRA TSD facilities within ½-mile of the Site.

### **8.1.7 RCRA Generator Facilities**

BETA reviewed the list of sites which have filed notification with the USEPA in accordance with RCRA requirements. These sites include generators of hazardous waste regulated under RCRA. Under RCRA, hazardous waste generators are classified by the mass of hazardous waste generated in a calendar month into the following categories: Large Quantity Generator, greater than 1,000 kilograms/month (Kg/month); Small Quantity Generator,

100 to 1,000 Kg/month; and Conditionally-Exempt Small Quantity Generator, less than 100 Kg/month. RCRA Generators, while they represent some form of hazardous waste activity, are most significant if they are determined to have Class I Violations or to be non-compliant. The database search did not identify the Site or adjoining properties as a RCRA facility.

### 8.1.8 IC/EC Registries

The database search did not identify IC/EC registries within ½-mile of the Site.

### 8.1.9 Brownfield Facilities

The database search did not identify Brownfields facilities within ½-mile of the Site.

### 8.1.10 ERNS Facility

The database search did not identify the Site as an ERNS facility.

### 8.1.11 FINDS Facility

The database search did not identify the Site as a FINDS facility.

## 8.2 Massachusetts Department of Environmental Protection (MassDEP) Databases

### 8.2.1 SHWS Facilities

The database search did not identify the Site on the SHWS database. According to the search, 84 SHWS facilities are located within 1.0 mile of the Site. Of the listed sites, 78 facilities are located greater than 1,250 feet from the Site. Based upon the distances, their regulatory status, and/or inferred hydraulic down- or crossgradient location to the Site, these facilities do not likely pose a threat of release of OHM to the Site. Information regarding the six closest SHWS sites, at five locations, is presented in the following table:

SHWS SITES			
Listing	Release Tracking Number (RTN)	Distance/ Direction/ Gradient*	Regulatory Status
4 <sup>th</sup> Street 60 Hartwell Street	4-15520	1,018 feet/ South-southwest/ Downgradient	Notification Date: 5/30/2000 Contaminants: Lead Media Impacted: Not reported Status: Downgradient Property Status (DPS) Date of Closure: 4/08/2002
Borden Place East 111 Borden Street	4-19024	1,026 feet/ South-southwest/ Downgradient	Notification Date: 4/11/2005 Contaminants: Transformer oil; 10 gallons Media Impacted: Not reported Status: Class A-1 RAO Date of Closure: 8/09/2005
4 <sup>th</sup> Street 82 Hartwell Street	4-16721	1,113 feet/ South-southwest/ Downgradient	Notification Date: 10/10/2001 Contaminants: Cyanide Media Impacted: Not reported Status: DPS Date of Closure: 4/08/2002

SHWS SITES			
Listing	Release Tracking Number (RTN)	Distance/ Direction/ Gradient*	Regulatory Status
5 <sup>th</sup> Street 118 4 <sup>th</sup> Street	4-15521	1,139 feet/ South-southwest/ Upgradient	Notification Date: 5/30/2000 Contaminants: Lead and cyanide Media Impacted: Not reported Status: Class B-1 RAO Date of Closure: 6/04/2003
Loescher & Rose Co. 387 Bedford Street	4-11328	1,165 feet/ East-southeast/ Upgradient	Notification Date: 4/27/1995 Contaminants: #2 fuel oil and unknown chemical Media Impacted: Not reported Status: Class A-2 RAO Date of Closure: 8/28/1995
Fall River Trial Court 186 South Main Street	4-17729	1,243 feet/ West-southwest/ Downgradient	Notification Date: 3/19/2003 Contaminants: Oil Media Impacted: Not reported Status: Class B-1 RAO Date of Closure: 5/15/2003
	4-21023		Notification Date: 1/25/2008 Contaminants: Diesel range petroleum Media Impacted: Not reported Status: Class A-2 RAO Date of Closure: 6/05/2008

Based upon the distances, their regulatory status, and/or inferred hydraulic down- or crossgradient location to the Site, the tabulated SHWS sites do not likely pose a threat of release of OHM to the Site.

### 8.2.2 SWL Facilities

The database search did not identify SWL facilities within ½-mile of the Site.

### 8.2.3 Registered UST Facilities

The database search did not identify the Site as a registered UST facility.

However, the database search identified the southeast adjoining Central Fire Station at 165 Bedford Street as a registered UST facility. The search indicates that a 500-gallon gasoline UST was removed in 1999 (install date not provided), a 1,000-gallon diesel fuel UST was removed in 1999 (installed in 1973), and a 3,000-gallon fuel oil UST was removed (date not provided). The property was also identified as a known release site and as an IC registry due to an Activity Use Limitation (AUL). Please refer to Section 8.2.5 below for a summary of the release.

### 8.2.5 LUST Facilities

The database search did not identify the Site on the LUST database. According to the search, 18 LUST facilities are located within 0.5 mile of the Site. Of the listed sites, 15 facilities are located greater than 1,200 feet from the Site. Based upon the distances, their regulatory status, and/or inferred hydraulic down- or crossgradient location to the Site, these facilities do not likely pose a threat of release of OHM to the Site. Information regarding the three closest LUST facilities is presented in the following table:

<b>LUST FACILITIES</b>			
<b>Listing</b>	<b>Release Tracking Number (RTN)</b>	<b>Distance/ Direction/ Gradient*</b>	<b>Regulatory Status</b>
Fire Dept Headquarters 165 Bedford Street	4-14789	80 feet/ Southeast/ Downgradient	Notification Date: 6/14/1999 Contaminants: Gasoline Media Impacted: Not reported Status: Class A-3 RAO with AUL Date of Closure: 4/12/2005
Finish Master 196 Bedford Street	4-12428	268 feet/ East-southeast/ Upgradient	Notification Date: 8/15/1996 Contaminants: #2 fuel oil Media Impacted: Not reported Status: Class B-1 RAO Date of Closure: 12/22/2004
Loescher & Rose Co. 387 Bedford Street	4-11328	1,165 feet/ East-southeast/ Upgradient	Notification Date: 4/27/1995 Contaminants: #2 fuel oil and unknown chemical Media Impacted: Not reported Status: Class A-2 RAO Date of Closure: 8/28/1995

The search identified Fire Dept. Headquarters at 165 Bedford Street as a LUST facility. This property is located across Bedford Street and is approximately 80 feet southeast of the Site. According to the search, a 1,000-gallon diesel fuel UST and a 500-gallon gasoline UST were removed from the property in 1999. A soil sample revealed headspace concentration in excess of 100 parts per million (ppm) and triggered a 72-hour reporting to MassDEP. At that time, MassDEP issued Release Tracking Number (RTN) 4-14789. The tanks, fuel lines and fuel dispenser were removed. A release was observed east of the diesel fuel UST and west of the gasoline UST. Both tanks appeared to be rusting, pitting and several holes were identified in the gasoline UST. Excavation dimensions from both USTs were approximately 25 feet long by 16 feet wide by 12 feet deep. Soil samples were collected and analyzed for EP and VPH. Borings encountered shallow bedrock and boulders at 3 to 7.5 feet below grade. One soil sample revealed a concentration of 11,000 mg/kg for C19-C36 aliphatics above the Method 1 S-3 and GW-2/3 Standards. A composite sample from two borings revealed a concentration of polynuclear aromatic hydrocarbons (PAHs) above the Method 1 Risk Characterization Standards. However, the sample was composed of fill material and the PAHs are attributed to coal ash identified in the fill material.

Additionally, two groundwater monitoring wells were installed to determine the vertical and horizontal extent of contamination. Groundwater at this property was determined to flow in a southeasterly direction (please note: this is downgradient of the Site). Groundwater was sampled and analyzed for VPH and EPH analysis. Both EPH and VPH constituents were detected in the groundwater samples; however, the results were below the Method 1 Risk Characterization. Release Abatement Measures included the removal of contaminated soil along with removal of the two USTs and delineating the extent of contamination onto a south abutting property. Confirmatory soils samples were collected from the excavation limits and submitted for laboratory analysis of EPH and VPH. Results identified benzo(a)pyrene, indeno(1,2,3-cd)pyrene and dibenzo(a,h)anthracene at concentrations above the Method 1 Risk Characterization Standards. Coneco stated that these constituents are likely attributed to coal and coal ash identified in soils throughout the property and these results were representative of background levels. Additional investigation was conducted to determine the delineated area to support the implementation of an AUL.

Coneco concluded that the gasoline and diesel fuel USTs had been removed from the property and approximately 142.55 tons of impacted soil were removed. However, some soil remained underneath the fire station building due to structural limitations. Remedial actions were performed and thus a Class A-3 RAO Method 1 S-3 Risk

Characterization Standard were submitted to MassDEP. Based on the investigation, the groundwater flow, and remedial activities at this southeast adjoining property, the LUST listing does not likely pose a threat of release of OHM to the Site.

Based upon the distances, their regulatory status, and/or inferred hydraulic down- or crossgradient location to the Site, the two remaining tabulated SHWS sites do not likely pose a threat of release of OHM to the Site.

#### **8.2.6 Registered AST Facilities**

The database search did not identify the Site or adjoining properties as registered AST facilities.

#### **8.2.7 IC Facilities**

The database search identified six IC facilities within ½-mile of the Site. The closest IC facility is identified as the Fire Department Headquarters at 165 Bedford Street. The property is listed due to its recorded Class A-3 RAO and associated AUL (see Section 8.2.5 above). The remaining five IC facilities are located over 1,300 feet and do not likely pose a threat of release of OHM to the Site.

#### **8.2.8 VCP Facilities**

The database search did not identify VCP facilities within ½-mile of the Site.

#### **8.2.9 Brownfields Facilities**

The database search did not identify state Brownfield facilities within ½-mile of the Site.

#### **8.2.10 Spills Site**

The database search identified the Site on the Spill database. The search indicates that in 1989 approximately 10-50 gallons of transformer oil ruptured from a transformer. The Spill was cleaned and the case has been closed since that time. Based on the limited nature of the release and its regulatory closure, the Site's Spill listing is considered a historical REC (HREC) and no additional investigation is warranted regarding this issue.

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## 8.3 Local Regulatory Agency Interviews

BETA conducted a review of municipal records during this assessment for records pertaining to the Site. Additionally, we searched for records pertaining to USTs, ASTs, storage of oil and/or hazardous material (OHM), hazardous materials spills or wastes used or stored on the Site. Offices included the City of Fall River Fire Department - Fire Prevention Division, Inspectional Services Department, Board of Health, Clerk's Office, and Conservation Commission. The following is a summary of records obtained at each of these offices.

### 8.3.1 Fire Department - Fire Prevention Office

BETA submitted a written request to the Fall River Fire Department to inquire about current and historical Site conditions, including current or former intact or leaking USTs, ASTs, hazardous materials spills or hazardous materials or wastes used or stored on a property.

Fire department records include the removal of three tanks at the Site in June 1999. Tanks included a 10,000-gallon UST formerly containing gasoline, a 1,000-gallon UST formerly containing gasoline, and 275-gallon tank formerly containing fuel oil.

Records also include a March 20, 1962 "Oil Burners-Furnace" card issued to Fall River Police Department. The card indicates that the 5,000-gallon tank was "incased" in the cellar and contained #5 oil. A note on this card indicates that the tank was "filled in place." BETA observed this tank in the basement of the Site building.

Fire department did not include other records pertaining to the Site.

### 8.3.2 Inspectional Services Department

BETA visited the Inspectional Services Department to inquire about permits or licenses for the Site. The following is a list of permits recorded for the Site.

- December 5, 1884: permit issued to E.P. Frances for an addition to a barn for storage purposes.
- February 7, 1933: permit issued to City of Fall River (Police Department) to enlarge an opening for auto repair shop and install new doors; 20' wide x 60' long single-story with 20" concrete foundation
- August 24, 1936: permit issued to Police Station for adding transmitting and receiving antennas to existing building for police radio.
- January 12, 1994: permit issued to Fall River Police Department for renovations.

### 8.3.3 Board of Health

Persons at the Board of Health stated that he believed that a garage was located on the lower level of the Site building where police vehicles were parked. He further believed that they maintenance of their fleet may have occurred but he did not have records pertaining to such operations. He stated that the Police Chief would be able to provide historic use of the Site. The Board of Health office did not have environmental records for the Site.

### 8.3.4 Clerk's Office

The Clerk's office did not have any environmental records for the Site. However, they stated that the Clerk's Office maintains current Licenses to store OHM; but they do not keep records of former licenses or records for licenses that have not been renewed.

### 8.3.5 Conservation Commission

The Conservation Commission office did not have environmental records for the Site.

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## 9. Environmental Professional Certification

The following provides the certifications required by the ASTM 1527-05 standard. "I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined in §312.10 of 40 CFR 312". "I have the specific qualifications based on educations, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312".



Joseph R. McLoughlin II, LEP, LSP

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## 10. List of Acronyms

ACM	Asbestos Containing Materials
AST	Aboveground Storage Tank
ASTM	American Society of Testing and Materials
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
CESQG	Conditionally Exempt Small Quantity Generator
CORRACTS	Corrective Action Tracking System
CTDEEP	Massachusetts Department of Energy and Environmental Protection
DPW	Department of Public Works
EDR	Environmental First Search Report
ETPH	Extractable Total Petroleum Hydrocarbons
ERNS	Emergency Response Notification System
ESA	Phase I Environmental Site Assessment
FINDS	Facility Index System
GEN	Generators
HWS	Hazardous Waste Sites
IRA	Immediate Response Action
Kg	Kilogram
LBP	Lead Based Paint
Lbs	Pounds
LPG	Liquid Petroleum Gas
LTBI	Locations To Be Investigated
LUST	Leaking Underground Storage Tank
MSL	Mean Sea Level
NLR	No Longer Regulated
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
OHM	Oil and/or Hazardous Material
PBS	Petroleum Bulk Storage
PCB	Polychlorinated Biphenyls
pCi/L	PicoCuries per liter
Ppb	Parts per billion
RAATS	RCRA Administrative Action Tracking System

RCRA	Resource Conservation and Recovery Act
RCRIS	Resource Conservation and Recovery Information System
REC	Recognized Environmental Conditions
SF	Square feet
SQG	Small Quantity Generator
SPILLS	State Spills List
STATE	State Sites
SVOC	Semi-volatile Organic Compound
SWL	Solid Waste Landfills
TPH	Total Petroleum Hydrocarbons
TPH-DRO	Total Petroleum Hydrocarbons – Diesel Range Organics
TRIS	Toxic Release Inventory System
TSD	Transportation, Storage, Disposal Facility
USEPA/EPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	Underground Storage Tank
VOC	Volatile Organic Compounds

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**The Site: 158 Bedford Street, Fall River, Massachusetts  
(Fall River Assessor's Parcel ID N-04-0042)**

- This report has been prepared for the sole and exclusive use of the Client and is subject to and issued in connection with the Agreement and the provisions thereof. Any use or reliance upon information provided in this report, without the specific written authorization of Client and BETA, shall be at the User's sole risk.
- In conducting this assessment and investigation, BETA has obtained and relied upon information from multiple sources to form certain conclusions regarding potential environmental issues at and in the vicinity of the subject property. Except as otherwise noted, no attempt has been made to verify the accuracy or completeness of such information.
- The objectives of the assessment and investigation described in this report were to assess the physical characteristics of the subject property with respect to overt evidence of past or present use, storage, and/or disposal of oil or hazardous materials, as defined in applicable state and federal environmental laws and regulations, and to gather information regarding current and past operations and environmental conditions at and in the vicinity of the subject property.
- The scope of this report does not include an assessment of the suitability of Site soil for development/construction. Please note that certain soils, particularly in urban areas, may include low levels of contaminants such as lead, metals, or ash constituents. The presence of such contaminants in soil, while not representing a "release," may result in the need for special handling at increased costs to allow for off Site soil reuse during Site development.
- No attempt has been made to assess the compliance status of any past or present Owner or Operator of the Site with any federal, state, or local laws or regulations.
- The findings, observations, and conclusions presented in this report are limited by the scope of services outlined in our Agreement, which reflects schedule and budgetary constraints imposed by Client for the current phase of environmental assessment. Furthermore, the assessment has been performed in accordance with generally accepted engineering practices and standards set forth in ASTM E 1527-05. No other warranty, expressed or implied, is made.
- The assessment presented in this report is based solely upon: readily-available data, visible portions of the Site, and information gathered to date. Should further environmental or other relevant information be developed at a later date, Client should bring the information to the attention of BETA as soon as possible. Based upon an evaluation, BETA may modify the report and its conclusions.
- It should be noted that the Executive Summary does not contain all the information that is found in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information. This report documents the recognized environmental conditions as defined in ASTM and where appropriate other suspect environmental conditions noted on the Site and associated risks to the environment. Although the survey may not disclose all potential liabilities, a reasonable attempt has been made to do so within the scope of work.
- BETA cannot and does not warrant or guarantee that the information provided by these sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide the client with information regarding overt evidence of past use storage, and/or release or threat of release of OHM the Site.

- The environmental database search was conducted under the Notice of Disclaimer/Waiver of Liability included in the EDR report.