
1.0 Executive Summary

Spotts, Stevens and McCoy, Inc. (SSM) performed a Phase I Environmental Site Assessment (Phase I ESA) on the 50 acre parcel known as 51 N. Bacton Hill Road, located in Malvern, Chester County, Pennsylvania. The Phase I ESA was performed in accordance with the American Society of Testing and Materials (ASTM) E 1527-05, Standard Practice for Environmental Site Assessments.

This Phase I ESA has revealed evidence of four (4) recognized environmental conditions as defined in Section 2.1 of this report.

Recognized Environmental Conditions

The first recognized environmental condition is the natural gas and petroleum pipelines, located across the site and adjacent to the northern border of the site. While no documented releases from these pipelines were identified during the assessment, the existence of significant quantities of liquid petroleum at a site without public water access is a concern. If leaks or spills have occurred, or occur in the future, they have the potential to impact soil, groundwater, and indoor air quality of structures located over and adjacent to the area of impact. In the case of the natural gas pipeline, historic use of PCBs in turbines and compressors has resulted in documented environmental contamination due to contamination of the pipelines from PCB containing oil blow by in the compressors. This is a lesser concern than the petroleum pipeline risk; however, it is worth noting.

The second recognized environmental condition is the presence of the former railroad across the property. Railroads often used herbicides containing contaminants such as arsenic and lead to control vegetation along the tracks. Arsenic and lead are frequently identified in environmental studies at rails-to-trails projects and at other areas where former rail lines are being developed.

The third recognized environmental condition is the Superfund site known as Foote Mineral Company Frazer Operations. While Mr. James Feeney of the EPA has indicated to SSM that he does not believe that the Foote Mineral site has adversely impacted properties located to the north of the Foote Facility, no groundwater quality data is available for wells along N. Bacton Hill Road since the early 1990's. Since public water is not available to the site, the water quality impact from the Foote Mineral Superfund site is a concern.

The west adjacent Transcontinental Pipeline Compressor Station, located at 60 N. Bacton Hill Road has been in existence since the 1950's. Wastes generated during operation at the station have been documented. Specifically, various manifest records for the disposal of PCB Wastes were included in the EDR report. These manifests indicate that drums and dump trucks of "miscellaneous PCB wastes" were disposed in the mid-1990's. PCBs were used by the natural gas pipeline industry in turbines and air compressors at stations like the one at 60 N. Bacton Hill Road. PCBs use was discontinued by the pipelines in the mid-1990's, and this waste disposal may have been a result of new waste regulations introduced in the early 1990's. While no records of environmental contamination exist for the Transcontinental Gas Pipeline Corporation facility, the need for "dump trucks" to dispose of miscellaneous PCB wastes indicates that a spill cleanup may have been conducted, but not reported. While not all the facts are currently known, since this activity is documented on an adjacent and up-gradient property, this is a recognized environmental condition.