Phase I Environmental Site Assessment

Proposed Bamboo Estates Apartments
16.72-Acre Tract, NE Corner of FM 1015 and Highway 281
Progreso, Hidalgo County, Texas
Ambiotec Project No. 5163

Prepared For:

South Texas Collaborative for Housing Development, Inc.
La Feria, Texas

And

Texas Department of Housing and Community Affairs
Austin, Texas

Prepared by:

Ambiotec Environmental Consultants, Inc.
Harlingen, Texas

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EXECUTIVE SUMMARY

Ambiotec Environmental Consultants, Inc. presents this report which discusses the findings of a Phase I Environmental Site Assessment (ESA) of a 16.72-acre vacant tract, located near the northeast corner of FM 1015 and State Highway 281 in Progreso, Hidalgo County, Texas.

The project was performed as part of a potential property transaction. The objective of the Phase I ESA was to identify, to the extent feasible and pursuant to current professional standards, recognized environmental conditions relating to the subject property. Ambiotec performed a site inspection on February 18, 2020.

The scope of services included performing a visual inspection of the site and surrounding properties for environmental conditions. In addition, Ambiotec conducted a review of public records to determine site history and environmental regulatory status of the site and area properties. The assessment was conducted in accordance with: the U.S. Environmental Protection Agency (EPA) All Appropriate Inquiries (AAI) rule (40 CFR 312); and the American Society for Testing Materials (ASTM) Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process E 1527-13.

Site Setting and History

The subject property is located in a primarily agricultural area approximately 700 feet north-northwest of the intersection of FM 1015 and Hwy 281. At the time of Ambiotec’s site inspection, property use at the subject property and surrounding areas was primarily characterized as agricultural (row-crop) land. A residential subdivision (La Frontera Subdivision) was located immediately to the north of the site.

Historical aerial imagery indicates that the subject property was used as a citrus orchard from at least 1939 until at least 1947. By 1955, the property appears to have been used as row-crop lands until the last available aerial image (2016). The site appears to have remained in use as active agricultural land from 2016 until the present. No public records associated with the subject property were identified during the investigation.

Findings - Recognized Environmental Conditions (RECs)

- No recognized environmental conditions were identified during the investigation.

Other Findings

- One (1) active petroleum storage tank (PST) site was identified approximately 528 feet south-southwest of the subject property. The facility was associated with one (1) leaking petroleum storage tank (LPST) record. A petroleum leak at a product dispenser was reported to the Texas Commission on Environmental Quality (TCEQ) in 2015. The leak was investigated and the case was subsequently closed in 2015. No additional records associated with the facility’s active PST system were identified.

- Pole transformers were identified on the northern and western boundary of the subject
property. The transformers appeared to be in good condition and no evidence of past spills or releases was identified at the time of Ambiotec’s inspection.

TDHCA or Other Non-Scope Considerations

- A review of non-scope issues required by TDHCA indicated no evidence of potential risks to the subject property associated with: floodplains; asbestos; lead-based paint; lead in drinking water; radon; potentially hazardous explosive activities; and vapor intrusions.

- The subject site is located within 1,000 feet of two (2) major roadways and 15 miles of one (1) commercial airport. Therefore, a noise assessment was performed as required by TDHCA. Noise sources included the major roadways FM 1015 (approximately 55 feet) to the west, Highway 281 (approximately 700 feet) to the south, and the Mid-Valley Airport located approximately 6.24 miles to the north-northeast. Findings of the noise assessment are discussed below.

  - **Roadway Noise** – According to the U.S. Department of Housing and Urban Development’s (HUD) Day/Night Noise Level (DNL) Calculator, noise levels related to FM 1015 and Hwy 281 would not exceed 65 decibels (dB). Therefore, no adverse noise impacts related to automotive traffic are anticipated at the site.

  - **Airport Noise** – Findings of the assessment indicate that no adverse noise affects are anticipated at the subject property as a result of Mid-Valley Airport’s operations. Documentation relating to these noise assessments are presented in Appendix I.

Conclusions Statement

“Ambiotec has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 for a 16.72-acre vacant tract, located near the northeast corner of FM 1015 and State Highway 281 in Progreso, Hidalgo County, Texas. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report. This assessment has revealed no evidence of a recognized environmental condition (REC) in connection with the property as stated above”.
1.0 INTRODUCTION

Ambiotec Environmental Consultants, Inc. has performed a Phase I Environmental Site Assessment ("ESA") relating to a 16.72-acre vacant tract, located near the northeast corner of FM 1015 and State Highway 281 in Progreso, Hidalgo County, Texas. The project was performed in accordance with the U.S. Environmental Protection Agency (EPA) All Appropriate inquiries (AAI) Rule (40 CFR 312); and the American Society for Testing Materials (ASTM) Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process E 1527-13. Any exceptions or deviations from this scope of work are described in the report.

1.1 Purpose

The purpose of the Phase I Environmental Site Assessment (ESA) was to identify, to the extent feasible, “recognized environmental conditions” at the subject property. A recognized environmental condition (REC) is defined by ASTM as the “presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment”. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human 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. Conditions determined to be de minimis are not recognized environmental conditions.”

The identification of RECs in connection with the subject property may impose environmental liability on owners or operators of the property relating to violations of environmental law that may lead to costly remediation or impose constraints on the use of the property. In addition, RECs may reduce the value of or restrict the marketability of the property. Further investigation may be warranted based on the findings of the project to evaluate the scope and extent of potential environmental liabilities.

The Phase I ESA was performed to allow the user to meet one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability (i.e. landowner liability protections, or LLPs). CERCLA, commonly known as Superfund, was created to provide broad Federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. ASTM Standard E-1527-13 constitutes All Appropriate Inquiry (AAI) into the previous ownership and uses of the subject property consistent with good commercial or customary practice as defined in 42 U.S.C. §9601 (35)(B).

1.2 Scope of Work

The scope of work for the Phase I activity included: a review of federal, state, local and tribal records relating to the site and properties in the vicinity of the site; interviews with agency officials and/or persons familiar with the site; inspection of the site and reconnaissance of the surrounding area for evidence of recognized environmental conditions; and preparation of the project report. Ambiotec performed a site inspection on February 18, 2020.
1.3 Limitations and Exceptions

Ambiotec employs the professional standards applicable for environmental site assessments: American Society for Testing Materials Method E 1528 - 13, Phase I Environmental Site Assessment Process. This assessment represents Ambiotec's professional interpretation and judgment of existing site conditions based on available information gathered within the limits of the scope of work, budget, and schedule of the project.

Ambiotec has no present or contemplated future ownership interest or financial interest in the real estate that is the subject of this Environmental Assessment Report; and has no personal interest with respect to the subject matter of the Environmental Assessment Report of the parties involved; and Ambiotec has no relationship with the property or the owners thereof which would prevent an independent analysis of the environmental or other condition of the property.

The completed assessment was limited in scope and does not represent an exhaustive investigation. No environmental assessment can completely eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this assessment is intended to reduce but not eliminate uncertainty regarding the existence of recognized environmental conditions in connection with a property.

Technical approach and recommendations provided herein are consistent with generally accepted standard practices. Ambiotec has completed the requested investigation in a professional manner and in good faith. Because of the inherent limitations of such an investigation, however, Ambiotec cannot warrant the absence of hazardous substances or materials at the subject property or the accuracy of the obtained information, and will not be liable for a finding of different conditions.

It is Ambiotec's specific intent that the conclusions presented herein be used as guidance. Ambiotec makes no warranties, expressed or implied, including without limitation, warranties as to the merchantability or fitness of the subject property for a particular purpose. Ambiotec further assumes no risk or liability for existing conditions on the site. In addition, the information provided herein is not to be construed as legal advice. It is understood that this report will not be used or reproduced, in full or in part, for any purpose other than to demonstrate that a Phase I environmental site assessment has been performed.

Some environmental issues, defined by ASTM as “Non-Scope Considerations”, are beyond the scope of a Phase I ESA. Non-scope issues include, but are not limited to, the following: regulatory compliance, flood plains, wetlands, asbestos, mold, radon, lead-based paint, lead in drinking water, health and safety issues, cultural resources, industrial hygiene, ecological resources, endangered species, indoor air quality, and high voltage power lines. Any non-scope surveys or other observations described in this report are for information purposes only.
1.4 User Reliance

The Phase I ESA was prepared for the sole benefit of the South Texas Collaborative for Housing Development (STCHD), the Texas Department of Housing & Community Affairs (TDHCA), and for all other parties authorized by STCHD and TDHCA. The Phase I ESA may not be relied upon by any other person or entity without the written consent of STCHD, TDHCA, and Ambiotec.

1.5 Data Gaps/Data Limitations

Ambiotec made appropriate due diligence inquiries into the previous ownership and uses of the subject site consistent with good commercial or customary practices. Specific data gaps and/or data limitations are not anticipated to alter the findings of the Phase I ESA and are presented below:


- Historical use information from historical topographic sources was not ascertainable at 5-year intervals. Historical topographic maps were available for the following years: 1922, 1956, 1970, 2002, and 2013.


- No historical Sanborn Fire Insurance Maps were available for the site.
2.0 SITE DESCRIPTION

2.1 Site Location

The subject property is located approximately 700 feet north-northwest of the intersection of FM 1015 and Hwy 281. An area map and site aerial photograph are presented in Figure 1 and Figure 2, respectively. The table below provides additional site information:

<table>
<thead>
<tr>
<th>Subject Property Location and Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Latitude: N 26° 05' 23.8&quot;</td>
</tr>
<tr>
<td>Longitude: W -97° 56' 54.2&quot;</td>
</tr>
<tr>
<td>Nature of Use: Agricultural</td>
</tr>
<tr>
<td>Land Acreage: 16.72 acres</td>
</tr>
</tbody>
</table>

2.2 Site and Vicinity Characteristics

The subject property consists of active agricultural (row-crop) land located immediately to the south of La Frontera Subdivision, along FM 1015. A drainage canal borders the property’s eastern boundary and one (1) underground irrigation line was observed crossing the canal into the property’s eastern boundary. Surrounding properties to the south, west, and east consisted of additional agricultural tracts. An aerial site map is presented in Figure 2 and photographs representative of conditions at the time of Ambiotec’s site inspection are presented in Appendix A.

2.3 Current Use of the Property

The subject property consisted of active agricultural land at the time of Ambiotec’s site reconnaissance. No active crops were identified during the site inspection; however, evidence of past use for cotton production was apparent.
2.4 Description of Structures

Structures observed by Ambiotec during the site inspection included:

- One (1) concrete standpipe was located near the southeast corner of the subject property.
- One (1) underground irrigation pipeline crossing the drainage canal was observed adjacent to the standpipe.

Photographs of the structures observed during Ambiotec’s site investigation are presented in Appendix A.

2.5 Current Use of Adjoining Properties

Properties in the immediate vicinity of the site were examined from the perimeter of the subject property. The table below identifies the adjacent property uses:

<table>
<thead>
<tr>
<th>Adjacent Property Usage</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
</tr>
<tr>
<td>South</td>
<td>Agricultural</td>
</tr>
<tr>
<td>East</td>
<td>Agricultural</td>
</tr>
<tr>
<td>West</td>
<td>Agricultural</td>
</tr>
</tbody>
</table>

2.6 Physical Setting Sources

2.6.1 Topography

Ambiotec reviewed a public U.S. Geological Survey topographic map (1983) to determine site and vicinity features not observed during the site and area reconnaissance. According to the map, the subject property is approximately 68 feet above mean sea level with topography gradually increasing towards the south and west.
### 2.6.2 Soil Characteristics

<table>
<thead>
<tr>
<th>Soil Type(s)</th>
<th>Soil Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Cameron silty clay:</em></td>
<td>This soil is mainly in small, narrow, elongated areas on old flood plains and deltas. Slopes are less than 0.5 percent, and the surface is plane or slightly concave. This soil has the profile described as representative of the series. Included with this soil in mapping are areas of Olmito and Laredo soils and areas of saline Cameron soils. Also included are a few areas of soils that are similar to Cameron soils but have a lighter colored surface layer. Permeability is moderately slow, and runoff is slow. Almost all of the acreage is in irrigated crops. The suitability of citrus is questionable because the upper part of the soil has a high content of clay.</td>
</tr>
<tr>
<td><em>Harlingen clay:</em></td>
<td>This level soil generally occupies broad areas several hundred acres in size, but a few areas are small and irregularly shaped. Slopes are less than 0.5 percent, and the surface is plane. Included with this soil in mapping are areas of Olmito and Laredo soils, and Harlingen clay, saline. Also included are a few areas of soils that are similar to Harlingen soils, but they are underlain by loamy material at a depth of 36 inches or more. Other inclusions are a few other areas of soils that are similar to Harlingen soils, but they are slightly less clayey. Permeability is very slow, and runoff is slow. Most areas lack adequate surface drainage. This soil cracks or shrinks when dry and swells when wet. Most areas of this soil are in irrigated crops. A small acreage is used for dry-farmed crops, and a few areas are in improved pasture.</td>
</tr>
</tbody>
</table>


#### 2.6.3 Surface Water Characteristics

Surface waters were observed in a drainage canal located along the eastern perimeter of the subject property. No evidence of distressed vegetation, spills of petroleum products, or other hazardous materials was observed. No additional surface waters were identified on the subject property or adjacent properties.


2.6.4 *Groundwater Characteristics*

Groundwater within the project area is derived from the Coastal Lowlands Aquifer System. The individual aquifers and confining units of the coastal lowlands aquifer system are known by various names. These aquifers consist of semi-consolidated sand interbedded with silt, clay, and minor carbonate rocks. The term "Gulf Coast Aquifer" has been used to refer to and describe the composite sands, silts, and clays of the aquifer system. Additionally, individual water-bearing strata within the Gulf Coast aquifer have usually been identified by their formation name. The "Chicot Aquifer" and "Evangeline Aquifer" are commonly used hydrogeologic-unit designations for subdivisions of the upper, mostly sandy part of the deposits. Depths to shallow perched aquifers can be found on average 15-30 feet below ground surface level with typical groundwater flow toward the Rio Grande.

2.6.5 *Wetlands*

A National Wetlands Inventory (NWI) map compiled by the U.S. Fish and Wildlife Service was reviewed to identify wetlands at or in the vicinity of the subject property. One (1) freshwater emergent wetland (PEM1Cx) associated with a drainage canal located along the eastern boundary of the subject property was identified. The reviewed NWI map is presented in Appendix K.
3.0 USER PROVIDED INFORMATION

The User of the Phase I ESA must provide information regarding the subject property, if available, pursuant to the All Appropriate Inquiries (AAI) rule. A User may include, without limitation, “a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager.” Failure to provide this information could result in a determination that AAI is not complete. Information to be provided by the User includes:

- Information relating to environmental liens;
- Activity and land use limitations (AULs);
- Specialized knowledge of the subject site;
- Relationship of the purchase price to the fair market value of the property if it were not contaminated;
- Commonly known or reasonably ascertainable information;
- Knowledge of any obvious indicators pointing to the presence or likely presence of contamination at the property.

A pre-survey questionnaire was submitted to the User representative Mr. Sunny K. Philip (Manager) on February 18, 2020 to obtain information relating to the items listed above.

3.1 Environmental Liens or Activity Use Limitations

No environmental liens on the property were known to the User representative. Additionally, the User representative indicated no known activity use limitations (AULs) relating to the subject property. Documentation relating to the User representative supplied information regarding environmental liens and AULs are presented in Appendix B.

3.2 Specialized Knowledge

The User representative did not indicate any specialized knowledge or experience relating to the subject property or adjacent properties.

3.3 Commonly Known or Reasonably Ascertainable Information

No commonly known or reasonably ascertainable information was known to the User representative.

3.4 Valuation Reduction for Environmental Issues

The User representative indicated that the property is not being sold.

3.5 Other Information or Previous Reports

No other environmental information or reports were provided by the User representative to Ambiotec for review.
4.0 REGULATORY RECORDS REVIEW

4.1 Federal Environmental Record Sources

A review of federal Environmental Protection Agency (EPA) records was conducted for the site and surrounding areas using ASTM standard radii. Additional data was reviewed in non-ASTM supplemental databases. The reviewed regulatory records presented in Appendix C included:

<table>
<thead>
<tr>
<th>Database</th>
<th>Description</th>
<th>Other Facilities listed</th>
<th>Target Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>NPL</td>
<td>The National Priorities List (NPL) is the US EPA’s database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund program.</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Findings:** No NPL facilities were identified within a 1.0 mile search radius of the subject property.

<table>
<thead>
<tr>
<th>Database</th>
<th>Description</th>
<th>Other Facilities listed</th>
<th>Target Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>SEMS</td>
<td>Formerly known as CERCLIS, this database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated or are currently under investigation by the EPA for the release or threatened release of hazardous substances.</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Findings:** No SEMS facilities were identified within a 0.5-mile search radius of the subject property.

<table>
<thead>
<tr>
<th>Database</th>
<th>Description</th>
<th>Other Facilities listed</th>
<th>Target Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>RCRAC</td>
<td>RCRAC is a national database of RCRA sites which are required to perform corrective actions.</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Findings:** No RCRAC facilities were identified within a 1.0-mile radius of the subject property.

<table>
<thead>
<tr>
<th>Database</th>
<th>Description</th>
<th>Other Facilities listed</th>
<th>Target Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>RCRAT</td>
<td>RCRAT is a listing of facilities which handle hazardous waste or meet other applicable requirements of the Resource Conservation and Recovery Act (RCRA). The database is a subset of the complete RCRIS file which includes facilities which treat, store, dispose, or incinerate hazardous waste.</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Findings:** No RCRAT facilities were identified within a 0.5-mile of the subject property.
<table>
<thead>
<tr>
<th>Database</th>
<th>Description</th>
<th>Other Facilities listed</th>
<th>Target Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>RCRAGR06</td>
<td>RCRAGR06 tracks facilities that fall under the hazardous waste generators or transporters classifications. There are three classifications for generator facilities; a Conditionally Exempt Small Quantity Generator (CESQG) produces less than 100 kg (kilograms) per month; a Small Quantity Generator (SQG) produces at least 100 kg but less than 1,000 kg of hazardous waste per month; and a Large Quantity Generator (LQG) produces at least 1,000 kg of hazardous waste per month.</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>RCRANGR06</td>
<td>RCRANGR06 is a listing of facilities which handle hazardous waste or meet other applicable requirements of the Resource Conservation and Recovery Act (RCRA). The RCRANGR06 lists non-generators that do not presently generate hazardous waste.</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>FUDS</td>
<td>The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. DISCLAIMER: This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Findings:** No RCRAGR06 facilities were identified within a 0.125-mile radius of the subject property.

**Findings:** No RCRANGR06 facilities were identified within a 0.125-mile radius of the subject property.

**Findings:** No Formerly Used Defense Site were identified within a 1.0-mile radius of the subject property.
4.2 State Environmental Record Sources

A review of Texas Commission on Environmental Quality (TCEQ) records was conducted for the site and surrounding areas using ASTM standard radii. Additional data was reviewed in non-ASTM supplemental databases. The following databases were reviewed:

<table>
<thead>
<tr>
<th>Database</th>
<th>Description</th>
<th>Other Facilities listed</th>
<th>Target Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>APAR</td>
<td>The Affected Property Assessment Report (APAR) database is maintained by the TCEQ. An APAR is required when a person is addressing a release of a chemical of concern (COC) under 30 TAC Chapter 350, the Texas Risk Reduction Program (TRRP). The purpose of the APAR is to document all relevant affected property information to identify all release sources and COCs, determine the extent of all COCs, identify transport/exposure pathways, and to determine if any response actions are necessary.</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Findings:** No APAR sites were identified within a 0.5 mile radius of the site.

<table>
<thead>
<tr>
<th>Database</th>
<th>Description</th>
<th>Other Facilities listed</th>
<th>Target Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF</td>
<td>The State Superfund (SF) database contains information on abandoned or inactive hazardous waste sited in Texas that do not qualify for federal Superfund action and cannot be resolved under the hazardous waste program of an agreed administrative order.</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Findings:** No SF facilities were identified within a 1.0-mile radius of the subject property.

<table>
<thead>
<tr>
<th>Database</th>
<th>Description</th>
<th>Other Facilities listed</th>
<th>Target Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>MSWLF</td>
<td>The MSWLF database includes information pertaining to active and inactive municipal solid waste facilities regulated by the TCEQ.</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Findings:** No MSWLF facilities were identified within a 0.5-mile radius of the subject property.
<table>
<thead>
<tr>
<th>Database</th>
<th>Description</th>
<th>Other Facilities listed</th>
<th>Target Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>LPST</td>
<td>The State LPST database contains information of reported leaking underground petroleum storage tanks in Texas.</td>
<td>1</td>
<td>0</td>
</tr>
</tbody>
</table>

**Findings**: One (1) LPST was identified within a 0.5-mile search radius of the site.

**Facility Name**: STRIPES 9127  
**Address**: 435 W Hwy 281  
**Dist./Direction**: 0.1 miles (528 feet) south-southwest of the subject property  
**LPST Id.**: 119632  
**Reported Date**: 02/26/2015  
**Description**: The facility has operated as a convenience store and gas station since at least 08/31/0987. One (1) LPST was reported at the facility on 02/26/2015. Reviewed records indicate a release of non-aqueous phase liquids occurred below a dispenser. There were no apparent impacts to receptors. The TCEQ issued a final concurrence and the case was subsequently closed on 05/04/2015. Consequently, no apparent threat of environmental conditions are anticipated regards to the LPST site.

<table>
<thead>
<tr>
<th>Database</th>
<th>Description</th>
<th>Other Facilities listed</th>
<th>Target Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>PST</td>
<td>The State PST list provides the location of registered petroleum storage tanks.</td>
<td>1</td>
<td>0</td>
</tr>
</tbody>
</table>

**Findings**: One (1) PST facility was identified within a 0.25-mile search radius of the site.

**Facility Name**: 7-ELEVEN STORE 40724  
**Address**: 435 W US Hwy 281  
**Dist./Direction**: 0.1 miles (528 feet) south-southwest of the subject property  
**PST Id.**: 71955  
**Installation Date**: 03/10/1999  
**Description**: The facility has operated as a convenience store and gas station since at least 08/31/0987. The facility currently possesses two (2) underground petroleum tanks used to store gasoline and diesel fuel with capacities of 28,276 gallons and 16,000 gallons, respectively. A leaking petroleum storage tank was identified at the facility (see LPST findings above) on 02/26/2015; however, the TCEQ issued a final concurrence and case closure on 05/04/2015. Consequently, no apparent threat of environmental conditions are anticipated regarding the facility’s PST system.
### Database Description

<table>
<thead>
<tr>
<th>Database</th>
<th>Description</th>
<th>Other Facilities listed</th>
<th>Target Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>VCP</td>
<td>The Texas Voluntary Clean-up Program provides administrative, technical and legal incentives to encourage the cleanup of contaminated sites in Texas. Future lenders and landowners receive liability protection to the State of Texas for cleanup of sites under the VCP.</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Findings:** No VCP sites were identified within a 0.5 mile radius of the site.

<table>
<thead>
<tr>
<th>Database</th>
<th>Description</th>
<th>Other Facilities listed</th>
<th>Target Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>IHW</td>
<td>The Industrial and Hazardous Waste (IHW) database contains summary reports by waste handlers, generators and shippers in Texas.</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Findings:** No IHW facilities were identified within a 0.5 mile radius of the site.

<table>
<thead>
<tr>
<th>Database</th>
<th>Description</th>
<th>Other Facilities listed</th>
<th>Target Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>IHWCA</td>
<td>The Industrial and Hazardous Waste Corrective Action Sites (IHWCA) database contains summary reports by waste handling, generating and/or shipping facilities in Texas which are currently or have been subject to corrective actions under direction of the TCEQ.</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Findings:** No IHWCA facilities were identified within a 0.5 mile radius of the site.

<table>
<thead>
<tr>
<th>Database</th>
<th>Description</th>
<th>Other Facilities listed</th>
<th>Target Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>DCR</td>
<td>The database includes dry cleaning drop stations and facilities registered with the Texas Commission on Environmental Quality.</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Findings:** No DCR facilities were identified within a 0.25 mile radius of the site.

### 4.3 Additional Environmental Record Sources

#### 4.3.1 Oil & Gas Exploration Records

The subject property is not located within a known oil or gas exploration field. A review of available public records revealed no oil or natural gas exploration sites within a 0.5-mile radius of the subject property; therefore, no apparent threat of environmental conditions relating to oil or gas exploration activities are anticipated. The reviewed oil and gas well records are presented in Appendix F.
5.0 HISTORICAL RECORDS REVIEW

5.1 Historical Aerial Photographs

Ambiotec reviewed available historical aerial photographs to determine previous uses or occupancies of the property and surrounding area that may have presented environmental conditions to the subject property. Copies of the aerial photographs are presented in Appendix D. A listing of the reviewed photographs is presented below.

<table>
<thead>
<tr>
<th>Year</th>
<th>Subject Property</th>
<th>North</th>
<th>South</th>
<th>East</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>1939</td>
<td>Appears to be used for farming (citrus orchard)</td>
<td>Row-crop farmland</td>
<td>Citrus orchard</td>
<td>Row-crop farmland</td>
<td>Citrus orchard</td>
</tr>
<tr>
<td>1947</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
</tr>
<tr>
<td>1955</td>
<td>Row-crop farmland</td>
<td>No apparent change</td>
<td>Row-crop farmland</td>
<td>No apparent change</td>
<td>No apparent change</td>
</tr>
<tr>
<td>1962</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
</tr>
<tr>
<td>1967</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
</tr>
<tr>
<td>1977</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
</tr>
<tr>
<td>1980</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
</tr>
<tr>
<td>1989</td>
<td>No apparent change</td>
<td>Residential area (La Frontera Subdivision) has been established</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
</tr>
<tr>
<td>1995</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
</tr>
<tr>
<td>2002</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
</tr>
<tr>
<td>2003</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
<td>No apparent change</td>
</tr>
</tbody>
</table>
A review of historic aerial imagery indicates that the subject property and surrounding area has been used primarily for agricultural purposes since at least 1939. No apparent evidence of a recognized environmental condition was identified on the subject property or adjoining properties in the reviewed aerial photographs.

### 5.2 Historical Topographic Maps

Ambiotec reviewed historical topographic maps to determine previous uses or occupancies of the property and surrounding area that may have presented environmental conditions to the subject property. The reviewed maps are presented in Appendix E and findings have been listed in the table below.

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1922</td>
<td>The subject property is located in a rural area north of the Rio Grande River. No developments are evident at the subject property or in the surrounding areas.</td>
</tr>
<tr>
<td>1956</td>
<td>An apparently out-of-use railway associated with San Benito and Rio Grande Valley Railroad is located along the northern boundary of the subject property. An elevated ditch is located along the eastern boundary of the property. No structures are present on the subject property or on adjacent properties.</td>
</tr>
<tr>
<td>1970</td>
<td>No changes are apparent on the subject property or at adjacent properties.</td>
</tr>
</tbody>
</table>
No apparent evidence of recognized environmental conditions was identified in the reviewed topographic maps. A copy of the reviewed topographic maps is provided in Appendix E.

5.3 Title Records and Surveys

Recorded land title records may identify activity use limitations (AULs) and/or environmental liens relating to environmental impacts that may have occurred at a property in the past. The scope of work for the Phase I ESA did not include a review of title records for the subject property. User provided information relating to AULs and environmental liens is presented in Appendix B, and discussed in Section 3.1 above.

5.4 City Directories

City directory records between 1959 and 2019 for Hwy 281 (W Military Hwy) were available for review. A copy of the city directory report is presented in Appendix G.

No records associated with the subject property were identified in the city directory report. Records for 2019 indicate the presence of retail/commercial businesses. The remaining records are associated with individual names indicative of residential properties. No apparent recognized environmental conditions were identified. A summary of the reviewed city directory records is presented in the table below.

5.5 Sanborn Fire Insurance Maps

No Sanborn Fire Insurance Maps were available for review.

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>A residential area (La Frontera Subdivision) has been constructed immediately to the north of the subject property and additional buildings associated with the gas station discussed in Section 4.2 of the report are apparent to the south-southwest of the site. No modifications or development associated with the subject property are apparent.</td>
</tr>
<tr>
<td>2013</td>
<td>No changes are apparent on the subject property of at adjacent properties.</td>
</tr>
</tbody>
</table>
6.0 SITE RECONNAISSANCE AND INTERVIEWS

6.1 Methodology and Limiting Conditions

An inspection of the subject property was performed by Ambiotec on February 18, 2020. The inspection consisted of performing visual and physical inspections of the subject site and surrounding properties for any existing or potential environmental conditions that may relate to the site land surfaces, drainage pathways, water bodies, buildings, stored chemicals and other pertinent features.

Visual inspections consisted of observing the property boundaries and performing a walking survey of the property. No limiting conditions were encountered during Ambiotec’s inspection at the property.

6.2 Potential Environmental Conditions

6.2.1 Hazardous Materials or Petroleum Products

No evidence of hazardous materials or petroleum products were identified during Ambiotec’s site reconnaissance.

6.2.2 Underground or Aboveground Storage Tanks

No evidence of underground or aboveground petroleum storage tanks were identified during Ambiotec’s site reconnaissance.

6.2.3 Polychlorinated Biphenyls (PCBs)

Pole transformers were identified along the western and northern boundaries of the subject property. The transformers appeared to be in good condition and no apparent evidence of past spills or leaks were identified.

6.2.4 Odors

No odors were observed at the subject property during Ambiotec’s site inspection.

6.2.5 Pits, Ponds and Lagoons

No pits, ponds, or lagoons were observed at the subject property during Ambiotec’s site inspection.

6.2.6 Stained Soil or Stressed Vegetation

No stained soils or distressed vegetation was observed at the subject property during Ambiotec’s site inspection.
6.2.7 **Solid Waste Dumping/Landfills**

No solid wastes or evidence of dumping or landfills was observed at the subject property during Ambiotec’s site inspection.

6.2.8 **Oil and Gas Wells**

The subject property is not located within a known gas field; and no wells associated with oil or gas exploration were observed on the subject property during Ambiotec’s site inspection.

6.3 **Interviews**

Ambiotec provided an environmental questionnaire to the User representative Mr. Sunny K. Philip (Manager) to gain insight into the history and conditions of the subject property. The provided information is included in a User questionnaire presented in Appendix B.

6.4 **Adjacent Property Reconnaissance**

Ambiotec’s inspection included identifying, to the extent feasible, recognizable environmental conditions (RECs) on adjoining properties. As stated in Section 2.5, adjacent properties included:

<table>
<thead>
<tr>
<th>Adjacent Property Usage</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
</tr>
<tr>
<td>South</td>
<td>Agricultural</td>
</tr>
<tr>
<td>East</td>
<td>Agricultural</td>
</tr>
<tr>
<td>West</td>
<td>Agricultural</td>
</tr>
</tbody>
</table>

One (1) active PST system was identified approximately 528 feet to the south-southwest of the subject property. The tanks are associated with a convenience store and gas station with has been in operation since 1987. The facility was associated with one (1) LPST reported in February 2015; however, the TCEQ issued a final concurrence and case closure in May 2015. Therefore; no apparent evidence of the site posing a threat of recognized environmental conditions to the subject property was identified during the investigation.

6.5 **Other Environmental Considerations**

Other environmental considerations (i.e. “Non-Scope Considerations”) not required to be reported under the ASTM 1527-13 standard include, but are not limited to: regulatory compliance, wetlands, asbestos, radon, lead-based paint, lead in drinking water, health and safety issues, cultural resources, industrial hygiene, ecological resources, endangered species, indoor air quality, and high voltage power lines. Any information relating to theses issues is included herein for information purposes only. The following non-scope issues were addressed to meet Texas Department of Housing & Community Affairs (TDHCA) requirements.
6.5.1 Noise

Roadways:

In general, TDHCA requires a noise assessment in accordance with HUD guidelines if the subject property is located within 1,000 feet of a major roadway. Additionally, these guidelines stipulate that an area exposed to day-night average sound level (DNL) in excess of 65 decibels (dB) is considered a noise-impacted area. The center of right-of-way for FM 1015 (oriented north-south) and Highway 281 (oriented east-west) is located approximately 55 feet to the west and 700 feet to the south, respectively, from the subject property. Consequently, Ambiotec performed a noise assessment to determine whether noise exposure at the subject property would exceed the acceptable standards mandated in 29 CFR § 51, Subpart B.

According to the U.S. Department of Housing and Urban Development's (HUD) Day/Night Noise Level (DNL) Calculator, noise levels related to FM 1015 and Hwy 281 would not exceed 65 decibels (dB). Therefore, no adverse noise impacts related to automotive traffic are anticipated at the site.

Railroads:

TDHCA requires a noise assessment in accordance with HUD guidelines if the subject property is located within 3,000 feet from a railroad. Ambiotec identified no railroads within 3,000 feet of the subject property. Therefore, noise impacts at the subject property relating to railways were dismissed from further assessment.

Airfields:

The subject property is located approximately 6.24 miles to the south-southeast of Mid-Valley Airport in Weslaco, Texas. In general, TDHCA requires a noise assessment in accordance with HUD guidelines if the subject property is located within 15 miles of a commercial or military airport. Additionally, these guidelines stipulate that an area exposed to a day-night average sound level (DNL) in excess of 65 decibels (dB) is considered a noise-impacted area. Consequently, Ambiotec performed a noise assessment for airport operations to determine whether noise exposure levels at the subject property exceed the acceptable noise standards mandated in 29CFR § 51, Subpart B.

The findings of the noise assessment indicated that sound levels relating to Mid-Valley Airport operations do not exceed the mandated threshold of 65 dB and therefore, would not adversely affect the subject property. Documentation relating to the airport noise assessment is presented in Appendix I.

6.5.2 Survey

Survey information relating to the subject site is provided in Appendix H.
6.5.3 **Flood Zones**

A Federal Emergency Management Agency (FEMA) flood insurance rate map (map no. 4803340525B; Effective date: January 2, 1981) was reviewed for the site and indicates that the subject property is located between the limits of the 100-year and 500-year floodplain (Zone B). A copy of the FEMA map showing the property location is presented in Appendix J.

6.5.4 **Asbestos**

The subject site does not include any improvements or debris from pre-existing improvements that would warrant testing for asbestos containing materials.

6.5.5 **Lead-based Paint**

The subject site does not include any improvements or debris from pre-existing improvements that would warrant testing for lead-based paints.

6.5.6 **Lead in Drinking Water**

The subject site does not include any improvements or debris from pre-existing improvements that would warrant testing for lead in drinking water.

6.5.7 **Radon**

Radon is a decay product of uranium and is generally found in areas where ore-bearing rocks exist. The geology of south Texas is predominantly sedimentary, comprised of sand, silt and clay, and therefore is not conducive to generating high levels of radon. Past testing of a total of eighteen (18) sites in Hidalgo County, Texas area indicated that all sampling results for radon were below the EPA’s action level of 4.0 picocuries/liter (pCi/L). The EPA Radon Zone has classified Hidalgo County under Zone 3 (i.e. indoor average radon level <2 pCi/L). An EPA Map of the Radon Zones of Texas is presented in Appendix M.

6.5.8 **Potentially Hazardous Explosive Activities**

Ambiotec performed a reconnaissance of area properties to observe for sources of potentially hazardous explosive activities. One (1) 250-gallon offsite propane tank was identified near the northeastern boundary of the subject property. Ambiotec could not verify whether the tank was discarded or in use. Under a new amendment to 24 CFR Part 51, subpart C (effective February 24, 2020), Acceptable Separation Distance (ASD) calculations are no longer required for aboveground propane tanks with a capacity of 1,000 gallons or less in size. Consequently, no ASD calculations or further actions regarding the tank are required. A copy of the Federal Register citing the amendments to 24 CFR Part 51, Subpart C is presented in Appendix O.
6.5.9 Vapor Intrusion Screening

A Vapor Intrusion (Tier 1) Screen was conducted in accordance with the American Society for Testing Materials (ASTM) Standard Practice for Assessment of Vapor Intrusion into Structures on Property Involved in Real Estate Transactions (Method E 2600-15). The analysis indicated that vapor intrusion is unlikely to be an issue of concern in connection with existing or planned structures on the subject property due to the absence of natural or man-made conduits at the site. The Vapor Intrusion Screen Checklist is presented in Appendix N.
Ambiotec’s findings and conclusions are presented below.

**Findings - Recognized Environmental Conditions (RECs)**

- No recognized environmental conditions were identified during the investigation.

**Other Findings**

- One (1) active petroleum storage tank (PST) site was identified approximately 528 feet south-southwest of the subject property. The facility was associated with one (1) leaking petroleum storage tank (LPST) record. A petroleum leak at a product dispenser was reported to the Texas Commission on Environmental Quality (TCEQ) in 2015. The leak was investigated and the case was subsequently closed in 2015. No additional records associated with the facility’s active PST system were identified.

- Pole transformers were identified on the northern and western boundary of the subject property. The transformers appeared to be in good condition and no evidence of past spills or releases was identified at the time of Ambiotec’s inspection.

**TDHCA or Other Non-Scope Considerations**

- A review of non-scope issues required by TDHCA indicated no evidence of potential risks to the subject property associated with: floodplains; asbestos; lead-based paint; lead in drinking water; radon; potentially hazardous explosive activities; and vapor intrusions.

- The subject site is located within 1,000 feet of two (2) major roadways and 15 miles of one (1) commercial airport. Therefore, a noise assessment was performed as required by TDHCA. Noise sources included the major roadways FM 1015 (approximately 55 feet) to the west, Highway 281 (approximately 700 feet) to the south, and the Mid-Valley Airport located approximately 6.24 miles to the north-northeast. Findings of the noise assessment are discussed below.

  - **Roadway Noise** – According to the U.S. Department of Housing and Urban Development’s (HUD) Day/Night Noise Level (DNL) Calculator, noise levels related to FM 1015 and Hwy 281 would not exceed 65 decibels (dB). Therefore, no adverse noise impacts related to automotive traffic are anticipated at the site.

  - **Airport Noise** – Findings of the assessment indicate that no adverse noise affects are anticipated at the subject property as a result of Mid-Valley Airport’s operations. Documentation relating to these noise assessments is presented in Appendix I.
Conclusions Statement

“Ambiotec has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 for a 16.72-acre vacant tract, located near the northeast corner of FM 1015 and State Highway 281 in Progreso, Hidalgo County, Texas. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report. This assessment has revealed no evidence of a recognized environmental condition (REC) in connection with the property as stated above”.
8.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

This report has been prepared by Ambiotec Environmental Consultants, Inc. under the professional supervision of Marc Haws, P.G., Texas Professional Geoscientist License No. 4316. The Phase I Environmental Site Assessment has been prepared in accordance with specifications and procedures outlined in 40 CFR 312 and the American Society for Testing and Materials (ASTM) Publication E 1527-13, entitled Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process.

“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 education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.”

Marc Haws, P.G.
Texas Geoscientist License No. 4316

Troy McWhorter
Sr. Biologist
Site Inspector, Report Preparer
9.0 REFERENCES


Texas Department of Transportation. Aerial Photograph (1977).


FIGURES
Proposed Bamboo Estates Apartments
NE Corner of FM 1015 and Highway 281

Progreso, Texas AEC
Project No. 5163

Figure 1

Area Map
Proposed Bamboo Estates Apartments
NE Quadrant of FM 1015 and Highway 281
Progreso, Texas
AEC Project No.: 5163

Legend
- Site Boundary
- Irrigation Pipeline

Figure 2
Site Map
APPENDIX A

SITE PHOTOGRAPHS
Photo 1. View to the southwest from the northeast corner of the site.

Photo 2. View to the west from the northeast corner of the site.
Photo 3. View to the south from the northeast corner of the site.

Photo 4. View to the east from the northwest corner of the site.
Photo 5. View to the south from the northwest corner of the site.

Photo 6. View to the west from the southeast corner of the site.
Photo 7. View to the north showing a drainage canal and irrigation pipeline along the eastern boundary of the site.

Photo 8. View of 250-gal propane tank approximately 50 feet from the northern boundary of the site.
Photo 9. View to the west showing debris piles along the northern boundary of the site.

Photo 10. View of gasoline station approximately 450 feet southwest of the site.
APPENDIX B

USER QUESTIONNAIRE
USER QUESTIONNAIRE 1 OF 2

Pursuant to ASTM E 1527-13 Appendix X.3, in order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the User must provide the following information (if available) to the environmental professional. Failure to provide the information could result in a determination that "all appropriate inquiry" is not complete. This form represents a type of interview and as such, the user has an obligation to answer all questions in good faith, to the extent of his or her actual knowledge.

1. Are you aware of any environmental liens against the property that are filed or recorded under federal, tribal, state or local law?
   ☒ No   ☐ Yes If yes, please explain:

2. Are you aware of any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?
   ☒ No   ☐ Yes If yes, please explain:

3. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and process used by this type of business?
   ☒ No   ☐ Yes If yes, please explain:

4. If the property is being sold, does the purchase price being paid for this property reasonably reflect the fair market value of the property?
   ☐ No   ☒ Yes If no, please explain:

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? (For example, information relating to: past uses of the property; specific chemicals that are present or were once present at the property; past spills or other chemical releases at the property; past environmental cleanups at the property; current or past underground storage tanks or septic tanks at the property, etc.)
   ☒ No   ☐ Yes If yes, please explain:

6. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?
   ☒ No   ☐ Yes If yes, please explain:
USER QUESTIONNAIRE 2 OF 2

Procedures Involving the Property
Pursuant to ASTM E 1527-13, Section 10.9, do you know of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

☐ No  ☐ Yes  If yes, please explain:

Helpful Documents Checklist
Pursuant to ASTM E 1527-13 & 10.8, do you know whether any of the following documents exist related to the subject property, and if so, whether copies can and will be provided for review? Check all that apply.

☐ Environmental site assessment reports
☐ Environmental compliance audit reports
☐ Environmental permits (for example solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits)
☐ Registrations for above or underground storage tanks
☐ Registration for underground injection systems
☐ Material safety data sheets
☐ Community right-to-know plan
☐ Risk assessments
☐ Safety plans; preparedness and prevention plans; spill prevention, countermeasure and control (SPCC) plans; etc.
☐ Reports regarding hydrogeologic conditions on the property or surrounding area
☐ Notices or other correspondence from any governmental agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property
☐ Hazardous waste generation notices or reports
☐ Geotechnical studies
☐ Recorded activity and land use limitations (AULs)

Sunny K. Philip
Name (Authorized User Representative or Property Owner)

Manager
Title

Date

2-18-2020
APPENDIX C

REGULATORY RECORDS DOCUMENTATION
Radius Report

GeoLens by GeoSearch

Target Property:
Bamboo Estates Apartments
Progreso, Hidalgo County, Texas 78570

Prepared For:
Ambiotec Engineering Group

Order #: 142075
Job #: 339215
Project #: 5163
Date: 02/21/2020
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Zip Report .............................................................. See Attachment

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Target Property Information
Bamboo Estates Apartments
Progreso, Texas 78570

Coordinates
Area centroid (-97.948304, 26.0898347)
72 feet above sea level

USGS Quadrangle
Progreso, TX

Geographic Coverage Information
County/Parish: Hidalgo (TX)
ZipCode(s):
Mercedes TX: 78570
Weslaco TX: 78596
## Federal Listing

### Standard Environmental Records

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Sub-Total: 0 0

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## Database Summary

### STATE (TX) LISTING

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### TRIBAL LISTING

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Database Radius Summary

**FEDERAL LISTING**

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## Database Radius Summary

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**SUB-TOTAL** | 0 | 2 | 0 | 0 | 0 | 0 | 2
## TRIBAL LISTING

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**NOTES:**
- NS = NOT SEARCHED
- TP/AP = TARGET PROPERTY/ADJACENT PROPERTY
Quadrangle(s):
Progreso
Bamboo Estates Apartments
Progreso, Texas 78570
# Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

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Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC.

Target Property Elevation: 72 ft.
NOTE: Standard environmental records are displayed in **bold**.

**EQUAL/HIGHER ELEVATION**

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<td>76 ft.</td>
<td>STRIPES 9127</td>
<td>435 W HWY 281, PROGRESO, TX 78579</td>
<td>17</td>
</tr>
<tr>
<td>1</td>
<td>PST</td>
<td>76 ft.</td>
<td>7-ELEVEN STORE 40724</td>
<td>435 W US HIGHWAY 281, PROGRESSO, TX 78579</td>
<td>21</td>
</tr>
</tbody>
</table>

**LOWER ELEVATION**

No Records Found
Leaking Petroleum Storage Tanks (LPST)

MAP ID# 1
Distance from Property: 0.1 mi. (528 ft.) SSW
Elevation: 76 ft. (Higher than TP)

FACILITY INFORMATION
GEOSEARCH ID: 119632
LPST ID: 119632
FACILITY ID: 71955
NAME: STRIPES 9127
ADDRESS: 435 W HWY 281
PROGRESO, TX 78579

LEAKING TANK DETAILS
LPST ID: 119632
NAME: STRIPES 9127
FACILITY LOCATION: NOT REPORTED
PRIORITY CODE: 4.0 - ASSESSMENT INCOMPLETE NO APPARENT RECEPTORS IMPACTED
CORRECTIVE ACTION STATUS CODE: 6A - FINAL CONCURRENCE ISSUED
CORRECTIVE ACTION START DATE: 5/6/15
REPORTED DATE: 02/26/2015
ENTERED DATE: 05/01/2015
CLOSURE DATE: 05/04/2015

PRP INFORMATION
NAME: STRIPES LLC
ADDRESS: ADDRESS NOT REPORTED
CITY: NOT REPORTED
CONTACT: NOT REPORTED
PHONE: NOT REPORTED

UNDERGROUND STORAGE TANK
TANK ID: 1
INSTALLATION DATE: 03/10/1999
TANK CAPACITY (GAL): 28276
STATUS: IN USE
INTERNAL PROTECTION DATE: NOT REPORTED
NUMBER OF COMPARTMENTS: 2
REGISTRATION DATE: 04/30/1999
EMPTY TANK: NOT EMPTY
STATUS BEGIN DATE: 03/10/1999
TANK DESIGN SINGLE WALL: YES
TANK DESIGN DOUBLE WALL: NO
PIPE DESIGN SINGLE WALL: YES
PIPE DESIGN DOUBLE WALL: NO

TANK DETAILS
MATERIAL:
COMPOSITE
CORROSION PROTECTION:
COMPOSITE TANK (STEEL W/FRP EXTERNAL LAMINATE)
EXTERNAL CONTAINMENT:
NOT REPORTED
TANK COMPLIANCE FLAG
CORROSION PROTECTION COMPLIANCE FLAG: YES
CORROSION PROTECTION VARIANCE: NO VARIANCE
**Leaking Petroleum Storage Tanks (LPST)**

**COMPARTMENT DETAILS**
- UST COMPARTMENT ID: 168913
- TANK ID: 1
- COMPARTMENT LETTER: A
- SUBSTANCES: GASOLINE
- OTHER SUBSTANCES: NOT REPORTED
- CAPACITY (GAL): 18197
- COMPARTMENT RELEASE DETECTION: AUTOMATIC TANK GAUGE TEST & INVENTORY CONTROL
- SPILL CONTAINMENT AND OVERFILL PREVENTION: TIGHT-FILL FITTING CONTAINER/BUCKET/SUMP, FACTORY - BUILT

**PIPING SYSTEMS**
- MATERIAL: FRP
- CORROSION PROTECTION: FRP TANK OR PIPING (NONCORRODIBLE)
- EXTERNAL CONTAINMENT: NOT REPORTED
- CONNECTORS & VALVES: NOT REPORTED

**PIPE COMPLIANCE FLAG**
- CORROSION PROTECTION COMPLIANCE FLAG: YES
- CORROSION PROTECTION VARIANCE: NO VARIANCE

---

**COMPARTMENT DETAILS**
- UST COMPARTMENT ID: 168914
- TANK ID: 1
- COMPARTMENT LETTER: B
- SUBSTANCES: GASOLINE
- OTHER SUBSTANCES: NOT REPORTED
- CAPACITY (GAL): 10079
- COMPARTMENT RELEASE DETECTION: AUTOMATIC TANK GAUGE TEST & INVENTORY CONTROL
- SPILL CONTAINMENT AND OVERFILL PREVENTION: TIGHT-FILL FITTING CONTAINER/BUCKET/SUMP, FACTORY - BUILT
SPILL CONTAINER/BUCKET/SUMP, FLOW RESTRICTOR VALUE

PIPING SYSTEMS
MATERIAL: FRP
CORROSION PROTECTION: FRP TANK OR PIPING (NONCORRODIBLE)
EXTERNAL CONTAINMENT: NOT REPORTED
CONNECTORS & VALVES: NOT REPORTED
CORROSION PROTECTION: FRP TANK OR PIPING (NONCORRODIBLE)
PIPE COMPLIANCE FLAG
CORROSION PROTECTION COMPLIANCE FLAG: YES
CORROSION PROTECTION VARIANCE: NO VARIANCE

TANK ID: 2
NUMBER OF COMPARTMENTS: 1
INSTALLATION DATE: 03/28/1999
REGISTRATION DATE: 04/30/1999
TANK CAPACITY (GAL): 16000
EMPTY TANK: NOT EMPTY
STATUS: IN USE
STATUS BEGIN DATE: 03/28/1999
INTERNAL PROTECTION DATE: NOT REPORTED
REGULATORY STATUS: FULLY REGULATED
TANK DESIGN SINGLE WALL: YES
TANK DESIGN DOUBLE WALL: NO
PIPE DESIGN SINGLE WALL: YES
PIPE DESIGN DOUBLE WALL: NO

TANK DETAILS
MATERIAL:
COMPOSITE
CORROSION PROTECTION:
COMPOSITE TANK (STEEL W/FRP EXTERNAL LAMINATE)
EXTERNAL CONTAINMENT:
NOT REPORTED
TANK COMPLIANCE FLAG
CORROSION PROTECTION COMPLIANCE FLAG: YES
CORROSION PROTECTION VARIANCE: NO VARIANCE

COMPARTMENT DETAILS
UST COMPARTMENT ID: 168915
TANK ID: 2
COMPARTMENT LETTER: A
SUBSTANCES: DIESEL
OTHER SUBSTANCES: NOT REPORTED
CAPACITY (GAL): 16000
COMPARTMENT RELEASE DETECTION: AUTOMATIC TANK GAUGE TEST & INVENTORY CONTROL
SPILL CONTAINMENT AND OVERFILL PREVENTION: TIGHT-FILL FITTING CONTAINER/BUCKET/SUMP, FACTORY - BUILT
SPILL CONTAINER/BUCKET/SUMP, FLOW RESTRICTOR VALUE

PIPING SYSTEMS
MATERIAL: FRP
CORROSION PROTECTION: FRP TANK OR PIPING (NONCORRODIBLE)
EXTERNAL CONTAINMENT: NOT REPORTED
CONNECTORS & VALVES: NOT REPORTED
CORROSION PROTECTION: FRP TANK OR PIPING (NONCORRODIBLE)
PIPE COMPLIANCE FLAG
CORROSION PROTECTION COMPLIANCE FLAG:  YES
CORROSION PROTECTION VARIANCE:  NO VARIANCE

ABOVEGROUND STORAGE TANK INFORMATION
NO ABOVEGROUND STORAGE TANK DATA REPORTED FOR THIS FACILITY

Back to Report Summary
Distance from Property: 0.1 mi. (528 ft.) SSW
Elevation: 76 ft. (Higher than TP)

**FACILITY INFORMATION**

ID#: 71955
NAME: 7-ELEVEN STORE 40724
ADDRESS: 435 W US HIGHWAY 281
          PROGRESSO, TX 78579
COUNTY: HIDALGO
REGION: 15
TYPE: RETAIL
BEGIN DATE: 08/31/1987
STATUS: ACTIVE
EXEMPT STATUS: NO
RECORDS OFF-SITE: YES
NUMBER OF ACTIVE UNDERGROUND TANKS: 2
NUMBER OF ACTIVE ABOVEGROUND TANKS: 0

**APPLICATION INFORMATION**

RECEIVED DATE ON EARLIEST REGISTRATION FORM: 02/08/2018
SIGNATURE DATE ON EARLIEST REGISTRATION FORM: 02/06/2018
SIGNATURE NAME & TITLE: RAYMOND MCNIECE, REG COMP MGR
ENFORCEMENT ACTION DATE: NOT REPORTED

**OWNER**

OWNER NUMBER: CN600240329
NAME: 7-ELEVEN INC
CONTACT ADDRESS: 3200 HACKBERRY RD
               IRVING TX 75063
TYPE: CORPORATION/COMPANY
BEGIN DATE: 01/23/2018
CONTACT ROLE: OWNCON
CONTACT NAME: RAY MCNIECE
CONTACT TITLE: NOT REPORTED
ORGANIZATION: 7-ELEVEN INC
PHONE: (972) 8267450 0
FAX: NOT REPORTED
EMAIL: NOT REPORTED
OWNER NUMBER: CN603241563
NAME: STRIPES LLC
CONTACT ADDRESS: 4525 AYERS ST
              CORPUS CHRISTI TX 78415
TYPE: CORPORATION/COMPANY
BEGIN DATE: 03/19/2001
CONTACT ROLE: OWNOPRCON
CONTACT NAME: CRAIG SCOTTON
CONTACT TITLE: NOT REPORTED
ORGANIZATION: STRIPES LLC
PHONE: (361) 8842463 0
Petroleum Storage Tanks (PST)

FAX: (361) 8519514
EMAIL: RMENDOZA@SUSSER.COM

OPERATOR
OPERATOR NUMBER: CN600240329
NAME: 7-ELEVEN INC
CONTACT ADDRESS: PO BOX 711
DALLAS TX 75221
TYPE: CORPORATION/COMPANY
BEGIN DATE: 01/23/2018
CONTACT ROLE: OWNOPRCON
CONTACT NAME: RAYMOND MCNIECE
CONTACT TITLE: NOT REPORTED
ORGANIZATION: 7-ELEVEN INC
PHONE: (847) 6081136
FAX: (972) 8286896
EMAIL: RAYMOND.MCNIECE@7-11.COM
OPERATOR NUMBER: CN603241563
NAME: STRIPES LLC
CONTACT ADDRESS: 4525 AYERS ST
CORPUS CHRISTI TX 78415
TYPE: CORPORATION/COMPANY
BEGIN DATE: 03/19/2001
CONTACT ROLE: OWNOPRCON
CONTACT NAME: CRAIG SCOTTON
CONTACT TITLE: NOT REPORTED
ORGANIZATION: STRIPES LLC
PHONE: (361) 8842463
FAX: (361) 8519514
EMAIL: RMENDOZA@SUSSER.COM

SELF-CERTIFICATION
SELF-CERTIFICATION ID: 314809
SIGNATURE DATE: 01/23/2019
SIGNATURE NAME & TITLE: RAYMOND MCNIECE, ENV. MGR.
FILING STATUS: RENEWAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 300089
SIGNATURE DATE: 02/06/2018
SIGNATURE NAME & TITLE: RAYMOND MCNIECE, REG COMP MGR
FILING STATUS: INITIAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 297872
SIGNATURE DATE: 01/22/2018
SIGNATURE NAME & TITLE: MEGAN SCOTTON, PERMITS SPECIALIST
FILING STATUS: RENEWAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 279932
SIGNATURE DATE: 01/03/2017
Petroleum Storage Tanks (PST)

SIGNATURE NAME & TITLE: CRAIG E SCOTTON, DIRECTOR OF PETROLEUM
FILING STATUS: RENEWAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 261746
SIGNATURE DATE: 12/03/2015
SIGNATURE NAME & TITLE: CRAIG E SCOTTON, DIRECTOR OF PETROLEUM
FILING STATUS: RENEWAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 245126
SIGNATURE DATE: 12/02/2014
SIGNATURE NAME & TITLE: CRAIG E SCOTTON, DIRECTOR OF PETROLEUM
FILING STATUS: RENEWAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 229136
SIGNATURE DATE: 12/23/2013
SIGNATURE NAME & TITLE: CRAIG E SCOTTON, ENVIRONMENTAL MANAGER
FILING STATUS: RENEWAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 186870
SIGNATURE DATE: 12/12/2012
SIGNATURE NAME & TITLE: CRAIG E SCOTTON, DIRECTOR OF PETROLEUM
FILING STATUS: RENEWAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 186869
SIGNATURE DATE: 12/19/2011
SIGNATURE NAME & TITLE: CRAIG E SCOTTON, ENVIRONMENTAL MANAGER
FILING STATUS: RENEWAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 186868
SIGNATURE DATE: 01/10/2011
SIGNATURE NAME & TITLE: CRAIG E SCOTTON, SR. DIR. PETROLEUM
FILING STATUS: RENEWAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 186867
SIGNATURE DATE: 01/11/2010
SIGNATURE NAME & TITLE: CRAIG E SCOTTON, DIRECTOR OF PETROLEUM
FILING STATUS: RENEWAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 186866
SIGNATURE DATE: 12/15/2008
SIGNATURE NAME & TITLE: CRAIG SCOTTON, DIR OF PETRO SERV
FILING STATUS: RENEWAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 186865
SIGNATURE DATE: 01/16/2008
SIGNATURE NAME & TITLE: CRAIG E SCOTTON, DIRECTOR PETROLEUM M
FILING STATUS: RENEWAL
Petroleum Storage Tanks (PST)

REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 186864
SIGNATURE DATE: 12/22/2006
SIGNATURE NAME & TITLE: CRAIG E SCOTTON, DIRECTOR PETROLEUM M
FILING STATUS: RENEWAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 186863
SIGNATURE DATE: 12/19/2005
SIGNATURE NAME & TITLE: ROBERT MUIR, V.P. FACILITIES MGMT
FILING STATUS: RENEWAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 186862
SIGNATURE DATE: 12/30/2004
SIGNATURE NAME & TITLE: ROBERT MUIR, V.P. FACILITIES MGMT.
FILING STATUS: RENEWAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 186861
SIGNATURE DATE: 12/11/2003
SIGNATURE NAME & TITLE: ROBERT MUIR, V.P FACILITIES MGMT.
FILING STATUS: RENEWAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 186860
SIGNATURE DATE: 12/20/2002
SIGNATURE NAME & TITLE: RED KLUCK, ENVIRO MGR
FILING STATUS: RENEWAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 186859
SIGNATURE DATE: 12/14/2001
SIGNATURE NAME & TITLE: RED KLUCK, ENVIRO MGR
FILING STATUS: RENEWAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 186858
SIGNATURE DATE: 03/31/2001
SIGNATURE NAME & TITLE: RED KLUCK, NOT REPORTED
FILING STATUS: INITIAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 186857
SIGNATURE DATE: 03/30/2001
SIGNATURE NAME & TITLE: RED KLUCK, ENVIR MGR
FILING STATUS: INITIAL
REGISTRATION FLAG: YES
SELF-CERTIFICATION ID: 186856
SIGNATURE DATE: 03/19/2001
SIGNATURE NAME & TITLE: HARRY UREY, VP
FILING STATUS: INITIAL
REGISTRATION FLAG: YES

CONSTRUCTION NOTIFICATION
NOTIFICATION CONSTRUCTION ID: 18770
APPLICATION RECEIVED DATE: 08/27/2010
SCHEDULE CONSTRUCTION DATE: 09/27/2010
GENERAL DESCRIPTION OF PROPOSED CONSTRUCTION:
RELOCATE VENT LINES.

NOTIFICATION CONSTRUCTION ID: 28832
APPLICATION RECEIVED DATE: 01/19/2016
SCHEDULE CONSTRUCTION DATE: 01/20/2016
GENERAL DESCRIPTION OF PROPOSED CONSTRUCTION:
REPLACE UNL SPILL BUCKET AND RAISE THE UNL AND SUL MANWAYS.

UNDERGROUND STORAGE TANK
TANK ID: 1
NUMBER OF COMPARTMENTS: 2
INSTALLATION DATE: 03/10/1999
TANK CAPACITY (GAL): 28276
STATUS: IN USE
INTERNAL PROTECTION DATE: NOT REPORTED
TANK DESIGN SINGLE WALL: YES
PIPE DESIGN SINGLE WALL: YES
TANK DESIGN DOUBLE WALL: NO
PIPE DESIGN DOUBLE WALL: NO
TANK CAPACITY (GAL): 28276
NUMBER OF COMPARTMENTS: 2
INSTALLATION DATE: 03/10/1999
TANK CAPACITY (GAL): 28276
STATUS: IN USE
INTERNAL PROTECTION DATE: NOT REPORTED
TANK DESIGN SINGLE WALL: YES
PIPE DESIGN SINGLE WALL: YES
TANK DESIGN DOUBLE WALL: NO
PIPE DESIGN DOUBLE WALL: NO
TANK DETAILS
MATERIAL: COMPOSITE
CORROSION PROTECTION: COMPOSITE TANK (STEEL W/FRP EXTERNAL LAMINATE)
EXTERNAL CONTAINMENT: NOT REPORTED
TANK COMPLIANCE FLAG
CORROSION PROTECTION COMPLIANCE FLAG: YES
CORROSION PROTECTION VARIANCE: NO VARIANCE
COMPARTMENT DETAILS
UST COMPARTMENT ID: 168913
TANK ID: 1
COMPARTMENT LETTER: A
SUBSTANCES: GASOLINE
OTHER SUBSTANCES: NOT REPORTED
CAPACITY (GAL): 18197
COMPARTMENT RELEASE DETECTION: AUTOMATIC TANK GAUGE TEST & INVENTORY CONTROL
SPILL CONTAINMENT AND OVERFILL PREVENTION: TIGHT-FILL FITTING CONTAINER/BUCKET/SUMP, FACTORY - BUILT
SPILL CONTAINER/BUCKET/SUMP, FLOW RESTRICTOR VALUE
PIPING SYSTEMS
MATERIAL: FRP
CORROSION PROTECTION: FRP TANK OR PIPING (NONCORRODIBLE)
EXTERNAL CONTAINMENT: NOT REPORTED,
CONNECTORS & VALVES:
NOT REPORTED
PIPING RELEASE DETECTION:
ANNUAL PIPING TIGHTNESS TEST / ANNUAL ELECTRONIC MONITORING (@ 0.1 GPH), AUTO. LINE LEAK DETECTOR (3.0 GPH FOR PRESSURE PIPING)
PIPE COMPLIANCE FLAG
CORROSION PROTECTION COMPLIANCE FLAG:  YES
CORROSION PROTECTION VARIANCE:  NO VARIANCE

TANK ID:  1  NUMBER OF COMPARTMENTS:  2
INSTALLATION DATE:  03/10/1999  REGISTRATION DATE:  04/30/1999
TANK CAPACITY (GAL):  28276  EMPTY TANK:  NOT EMPTY
STATUS:  IN USE  STATUS BEGIN DATE:  03/10/1999
INTERNAL PROTECTION DATE:  NOT REPORTED  REGULATORY STATUS:  FULLY REGULATED
TANK DESIGN SINGLE WALL:  YES  TANK DESIGN DOUBLE WALL:  NO
PIPE DESIGN SINGLE WALL:  YES  PIPE DESIGN DOUBLE WALL:  NO

TANK DETAILS
MATERIAL:  COMPOSITE
CORROSION PROTECTION:
COMPOSITE TANK (STEEL W/FRP EXTERNAL LAMINATE)
EXTERNAL CONTAINMENT:
NOT REPORTED
TANK COMPLIANCE FLAG
CORROSION PROTECTION COMPLIANCE FLAG:  YES
CORROSION PROTECTION VARIANCE:  NO VARIANCE

COMPARTMENT DETAILS
UST COMPARTMENT ID:  168914
TANK ID:  1
COMPARTMENT LETTER:  B
SUBSTANCES:  GASOLINE
OTHER SUBSTANCES:  NOT REPORTED
CAPACITY (GAL):  10079
COMPARTMENT RELEASE DETECTION:  AUTOMATIC TANK GAUGE TEST & INVENTORY CONTROL
SPILL CONTAINMENT AND OVERFILL PREVENTION:  TIGHT-FILL FITTING CONTAINER/BUCKET/SPUMP, FACTORY - BUILT
SPILL CONTAINER/BUCKET/SPUMP, FLOW RESTRICTOR VALUE

PIPING SYSTEMS
MATERIAL:  FRP
CORROSION PROTECTION:  FRP TANK OR PIPING (NONCORRODIBLE)
EXTERNAL CONTAINMENT:  NOT REPORTED
CONNECTORS & VALVES:
NOT REPORTED
PIPING RELEASE DETECTION:
ANNUAL PIPING TIGHTNESS TEST / ANNUAL ELECTRONIC MONITORING (@ 0.1 GPH), AUTO. LINE LEAK DETECTOR (3.0 GPH FOR PRESSURE PIPING)

PIPE COMPLIANCE FLAG
CORROSION PROTECTION COMPLIANCE FLAG:  YES
CORROSION PROTECTION VARIANCE:  NO VARIANCE

TANK ID:  2  NUMBER OF COMPARTMENTS:  1
INSTALLATION DATE:  03/28/1999  REGISTRATION DATE:  04/30/1999
TANK CAPACITY (GAL):  16000  EMPTY TANK:  NOT EMPTY
STATUS:  IN USE  STATUS BEGIN DATE:  03/28/1999
INTERNAL PROTECTION DATE: NOT REPORTED  REGULATORY STATUS: FULLY REGULATED
TANK DESIGN SINGLE WALL: YES  TANK DESIGN DOUBLE WALL: NO
PIPE DESIGN SINGLE WALL: YES  PIPE DESIGN DOUBLE WALL: NO

TANK DETAILS
MATERIAL: COMPOSITE
CORROSION PROTECTION: COMPOSITE TANK (STEEL W/FRP EXTERNAL LAMINATE)
EXTERNAL CONTAINMENT: NOT REPORTED
TANK COMPLIANCE FLAG
CORROSION PROTECTION COMPLIANCE FLAG: YES
CORROSION PROTECTION VARIANCE: NO VARIANCE

COMPARTMENT DETAILS
UST COMPARTMENT ID: 168915
TANK ID: 2
COMPARTMENT LETTER: A
SUBSTANCES: DIESEL
OTHER SUBSTANCES: NOT REPORTED
CAPACITY (GAL): 16000
COMPARTMENT RELEASE DETECTION: AUTOMATIC TANK GAUGE TEST & INVENTORY CONTROL
SPILL CONTAINMENT AND OVERFILL PREVENTION: TIGHT-FILL FITTING CONTAINER/BUCKET/SUMP,FACTORY - BUILT
SPILL CONTAINER/BUCKET/SUMP,FLOW RESTRICTOR VALUE

PIPING SYSTEMS
MATERIAL: FRP
CORROSION PROTECTION: FRP TANK OR PIPING (NONCORRODIBLE)
EXTERNAL CONTAINMENT: NOT REPORTED,
CONNECTORS & VALVES: NOT REPORTED,
PIPING RELEASE DETECTION:
ANNUAL PIPING TIGHTNESS TEST / ANNUAL ELECTRONIC MONITORING (@ 0.1 GPH),AUTO. LINE LEAK DETECTOR (3.0 GPH FOR PRESSURE PIPING)
PIPE COMPLIANCE FLAG
CORROSION PROTECTION COMPLIANCE FLAG: YES
CORROSION PROTECTION VARIANCE: NO VARIANCE

ABOVEGROUND STORAGE TANK INFORMATION
NO ABOVEGROUND STORAGE TANK DATA REPORTED FOR THIS FACILITY

Back to Report Summary
# Unlocated Sites Summary

This list contains sites that could not be mapped due to limited or incomplete address information.

<table>
<thead>
<tr>
<th>Database Name</th>
<th>Site ID#</th>
<th>Site Name</th>
<th>Address</th>
<th>City/State/Zip/County</th>
</tr>
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<tbody>
<tr>
<td>PST</td>
<td>61971</td>
<td>HANS L HANSEN JR</td>
<td>FM 1015</td>
<td>WESLACO 78596 Hidalgo</td>
</tr>
<tr>
<td>Database</td>
<td>Description</td>
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<td></td>
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<tr>
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<td></td>
<td></td>
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<tr>
<td>AIRSAFS</td>
<td>Aerometric Information Retrieval System / Air Facility Subsystem</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>BRS</td>
<td>Biennial Reporting System</td>
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<tr>
<td>CDL</td>
<td>Clandestine Drug Laboratory Locations</td>
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<td>DOCKETS</td>
<td>EPA Docket Data</td>
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</tr>
<tr>
<td>EC</td>
<td>Federal Engineering Institutional Control Sites</td>
<td></td>
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</tr>
</tbody>
</table>

**AIRSAFS**

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

**BRS**

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

**CDL**

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

**DOCKETS**

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

**EC**

This database includes site locations where Engineering and/or Institutional Controls have been identified as part.
of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy
decision documents. The data displays remedy component information for Superfund decision documents
issued in fiscal years 1982-2017, and it includes final and deleted NPL sites as well as sites with a Superfund
Alternative Approach (SAA) agreement in place. The only sites included that are not on the NPL, proposed for
NPL, or removed from proposed NPL, are those with an SAA Agreement in place. A site listing does not indicate
that the institutional and engineering controls are currently in place nor will be in place once the remedy is
complete; it only indicates that the decision to include either of them in the remedy is documented as of the
completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the
potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering
controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration
of contamination.

ECHOR06  Enforcement and Compliance History Information
VERSION DATE: 10/27/19

The U.S. Environmental Protection Agency’s Enforcement and Compliance History Online (ECHO) database,
provides compliance and enforcement information for facilities nationwide. This database includes facilities
regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and
Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data,
such as Toxics Release Inventory releases.

ERNSTX  Emergency Response Notification System
VERSION DATE: 10/06/19

This National Response Center database contains data on reported releases of oil, chemical, radiological,
biological, and/or etiological discharges into the environment anywhere in the United States and its territories.
The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the
National Response Center and/or the U.S. Department of Transportation.

FRSTX  Facility Registry System
VERSION DATE: 10/09/19

The United States Environmental Protection Agency’s Office of Environmental Information (OEI) developed the
Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject
to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility
Index System or FINDS database.

HMIRSR06  Hazardous Materials Incident Reporting System
VERSION DATE: 11/20/19

The HMIRS database contains unintentional hazardous materials release information reported to the U.S.
Department of Transportation located in EPA Region 6. This region includes the following states: Arkansas,
Louisiana, New Mexico, Oklahoma, and Texas.
ICIS
Integrated Compliance Information System (formerly DOCKETS)
VERSION DATE: 09/21/19

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal
Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and
federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the
Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section
313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the
Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the

ICISNPDES
Integrated Compliance Information System National Pollutant Discharge Elimination System
VERSION DATE: 07/09/17

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit
program controls water pollution by regulating point sources that discharge pollutants into waters of the United
States. This database is provided by the U.S. Environmental Protection Agency.

LUCIS
Land Use Control Information System
VERSION DATE: 09/01/06

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base
Realignment and Closure (BRAC) properties across the United States.

MLTS
Material Licensing Tracking System
VERSION DATE: 06/29/17

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States
Nuclear Regulatory Commission (NRC) licensing requirements. Disclaimer: Due to agency regulations and
policies, this database contains applicant/licensee location information which may or may not be related to the
physical location per MLTS site.

NPDESR06
National Pollutant Discharge Elimination System
VERSION DATE: 04/01/07

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit
program controls water pollution by regulating point sources that discharge pollutants into waters of the United
States. The NPDES database was collected from the U.S. Environmental Protection Agency (EPA) from
December 2002 through April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data.
This database includes permitted facilities located in EPA Region 6. This region includes the following states:
Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.
# Environmental Records Definitions - FEDERAL

<table>
<thead>
<tr>
<th>System</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PADS</strong></td>
<td>PCB Activity Database System</td>
</tr>
<tr>
<td><strong>VERSION DATE</strong>: 09/14/18</td>
<td>PADS identifies generators, transporters, commercial storers and/or brokers and disposers of Polychlorinated Biphenyls (PCB) who are required to notify the U.S. Environmental Protection Agency of such activities.</td>
</tr>
</tbody>
</table>

| **PCSR06**      | Permit Compliance System                                                    |
| **VERSION DATE**: 08/01/12 | The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS). |

| **RCRASC**      | RCRA Sites with Controls                                                   |
| **VERSION DATE**: 11/22/19 | The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with institutional controls in place. |

| **SEMSLIENS**   | SEMS Lien on Property                                                       |
| **VERSION DATE**: 08/13/18 | The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. This is a listing of SEMS sites with a lien on the property. |

| **SFLIENS**     | CERCLIS Liens                                                              |
| **VERSION DATE**: 06/08/12 | A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States |
Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete. Please refer to the SEMSLIENS database as source of current data.

**SSTS**
Section Seven Tracking System
VERSION DATE: 02/01/17

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

**TRI**
Toxics Release Inventory
VERSION DATE: 12/31/17

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

**TSCA**
Toxic Substance Control Act Inventory
VERSION DATE: 12/31/12

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

**RCRAGR06**
Resource Conservation & Recovery Act - Generator
VERSION DATE: 12/30/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities currently generating hazardous waste. EPA region 6 includes the following states: Arkansas,
The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA Region 6 includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.


This is a listing of FEMA owned underground and aboveground storage tank sites. For security reasons, address information is not released to the public according to the U.S. Department of Homeland Security.

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The U.S. Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments. The following Primary SIC Codes are included in this data: 7211, 7212, 7213, 7215, 7216, 7217, 7218, and/or 7219; the following Primary NAICS Codes are included in this data: 812320, 812331, and/or 812332.
## Environmental Records Definitions - FEDERAL

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Version Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>MRDS</td>
<td>Mineral Resource Data System</td>
<td>03/15/16</td>
</tr>
</tbody>
</table>

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS.

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Version Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>MSHA</td>
<td>Mine Safety and Health Administration Master Index File</td>
<td>09/20/19</td>
</tr>
</tbody>
</table>

The Mine dataset lists all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970. It includes such information as the current status of each mine (Active, Abandoned, NonProducing, etc.), the current owner and operating company, commodity codes and physical attributes of the mine. Mine ID is the unique key for this data. This information is provided by the United States Department of Labor - Mine Safety and Health Administration (MSHA).

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Version Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>BF</td>
<td>Brownfields Management System</td>
<td>10/15/19</td>
</tr>
</tbody>
</table>

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Version Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>DNPL</td>
<td>Delisted National Priorities List</td>
<td>01/27/20</td>
</tr>
</tbody>
</table>

This database includes sites from the United States Environmental Protection Agency’s Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Version Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>NLRRCRT</td>
<td>No Longer Regulated RCRA Non-CORRACTS TSD Facilities</td>
<td>12/30/19</td>
</tr>
</tbody>
</table>

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.
### ODIP

**Open Dump Inventory**

**VERSION DATE:** 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An “open dump” is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

### RCRAT

**Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities**

**VERSION DATE:** 12/30/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

### SEMS

**Superfund Enterprise Management System**

**VERSION DATE:** 01/27/20

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

### SEMSARCH

**Superfund Enterprise Management System Archived Site Inventory**

**VERSION DATE:** 01/27/20

The U.S. Environmental Protection Agency’s (EPA) Superfund Enterprise Management System Archived Site Inventory (List 8R Archived) replaced the CERCLIS NFRAP reporting system in 2015. This listing reflects sites at which the EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program.

### SMCRA

**Surface Mining Control and Reclamation Act Sites**

**VERSION DATE:** 11/26/19

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type,
and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

**USUMTRCA**
Uranium Mill Tailings Radiation Control Act Sites
VERSION DATE: 03/04/17

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

**DOD**
Department of Defense Sites
VERSION DATE: 12/01/14

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

**FUDS**
Formerly Used Defense Sites
VERSION DATE: 06/01/15

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. DISCLAIMER: This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

**FUSRAP**
Formerly Utilized Sites Remedial Action Program
VERSION DATE: 03/04/17

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.
This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970’s. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems
that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

**RCRASUBC** Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 12/30/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

**RODS** Record of Decision System

VERSION DATE: 01/27/20

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.
This is a Joint Groundwater Monitoring and Contamination Report provided by the Texas Commission on Environmental Quality (TCEQ). The annual report describes the status of groundwater monitoring activities conducted or required by each agency at regulated facilities or associated with regulated activities. The report provides a general overview of groundwater monitoring by participating members on a program by program basis. Groundwater contamination is broadly defined in the report as any detrimental alteration of the naturally occurring quality of groundwater.

This is a Joint Groundwater Monitoring and Contamination Report provided by the Texas Commission on Environmental Quality (TCEQ) that includes historic groundwater contamination cases reported since 1994. These cases have been closed by a program area or agency, such as the TCEQ, the Railroad Commission of Texas, and/or the Texas Alliance of Groundwater Districts. According to the TCEQ report, although enforcement actions may be closed on these cases, the Activity Status Code descriptions allow that groundwater contamination may still be present at the site and may therefore be of interest to regulatory agencies and the general public.

Texas Land Application Permits are a requirement from the Texas Commission on Environmental Quality for any domestic facility that disposes of treated effluent by land application such as surface irrigation, evaporation, drainfields or subsurface land application.

Liens filed upon State and/or Federal Superfund Sites by the Texas Commission on Environmental Quality.

The Texas Commission on Environmental Quality (TCEQ) defines an MSD as an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the city and filed in the property records. The MSD property can be a single property, multi-property, or a portion of property.
<table>
<thead>
<tr>
<th>Database</th>
<th>Description</th>
<th>Version Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>NOV</td>
<td>Notice of Violations</td>
<td>02/24/16</td>
</tr>
<tr>
<td>SIEC01</td>
<td>State Institutional/Engineering Control Sites</td>
<td>11/20/19</td>
</tr>
<tr>
<td>SPILLS</td>
<td>Spills Listing</td>
<td>09/19/19</td>
</tr>
<tr>
<td>TIERII</td>
<td>Tier I I Chemical Reporting Program Facilities</td>
<td>12/31/12</td>
</tr>
<tr>
<td>DCR</td>
<td>Dry Cleaner Registration Database</td>
<td>11/05/19</td>
</tr>
</tbody>
</table>
The database includes dry cleaning drop stations and facilities registered with the Texas Commission on Environmental Quality.

<table>
<thead>
<tr>
<th>IHW</th>
<th>Industrial and Hazardous Waste Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>VERSION DATE: 05/02/19</td>
<td></td>
</tr>
</tbody>
</table>

Owner and facility information is included in this database of permitted and non-permitted industrial and hazardous waste sites. Industrial waste is waste that results from or is incidental to operations of industry, manufacturing, mining, or agriculture. Hazardous waste is defined as any solid waste listed as hazardous or possesses one or more hazardous characteristics as defined in federal waste regulations. The IHW database is maintained by the Texas Commission on Environmental Quality.

<table>
<thead>
<tr>
<th>PIHW</th>
<th>Permitted Industrial Hazardous Waste Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>VERSION DATE: 05/02/19</td>
<td></td>
</tr>
</tbody>
</table>

Owner and facility information is included in this database of all permitted industrial and hazardous waste sites. Industrial waste is waste that results from or is incidental to operations of industry, manufacturing, mining, or agriculture. Hazardous waste is defined as any solid waste listed as hazardous or possesses one or more hazardous characteristics as defined in federal waste regulations. Permitted IHW facilities are regulated under 30 Texas Administrative Code Chapter 335 in addition to federal regulations. The IHW database is maintained by the Texas Commission on Environmental Quality.

<table>
<thead>
<tr>
<th>PST</th>
<th>Petroleum Storage Tanks</th>
</tr>
</thead>
<tbody>
<tr>
<td>VERSION DATE: 10/01/19</td>
<td></td>
</tr>
</tbody>
</table>

The Petroleum Storage Tank database is administered by the Texas Commission on Environmental Quality (TCEQ). Both Underground storage tanks (USTs) and Aboveground storage tanks (ASTs) are included in this report. Petroleum Storage Tank registration has been a requirement with the TCEQ since 1986.

<table>
<thead>
<tr>
<th>APAR</th>
<th>Affected Property Assessment Reports</th>
</tr>
</thead>
<tbody>
<tr>
<td>VERSION DATE: 10/17/19</td>
<td></td>
</tr>
</tbody>
</table>

As regulated by the Texas Commission on Environmental Quality, an Affected Property Assessment Report is required when a person is addressing a release of chemical of concern (COC) under 30 TAC Chapter 350, the Texas Risk Reduction Program (TRRP). The purpose of the APAR is to document all relevant affected property information to identify all release sources and COCs, determine the extent of all COCs, identify all transport/exposure pathways, and to determine if any response actions are necessary. The Texas Administrative Code Title 30 §350.4(a)(1) defines affected property as the entire area (i.e. on-site and off-site; including all environmental media) which contains releases of chemicals of concern at concentrations equal to or greater than the assessment level applicable for residential land use and groundwater classification.
BSA Brownfields Site Assessments

The Brownfields Site Assessments database is maintained by the Texas Commission on Environmental Quality (TCEQ). The TCEQ, in close partnership with the U.S. Environmental Protection Agency (EPA) and other federal, state, and local redevelopment agencies, and stakeholders, is facilitating cleanup, transferability, and revitalization of brownfields through the development of regulatory, tax, and technical assistance tools.

CALF Closed & Abandoned Landfill Inventory

The Texas Commission on Environmental Quality, under a contract with Texas State University, and in cooperation with the 24 regional Council of Governments (COGs) in the State, has located over 4,000 closed and abandoned municipal solid waste landfills throughout Texas. This listing contains "unauthorized sites". Unauthorized sites have no permit and are considered abandoned. The information available for each site varies in detail and this historical information is not updated. Please refer to the specific regional COG for the most current information.

DCRPS Dry Cleaner Remediation Program Sites

This list of DCRP sites is provided by the Texas Commission on Environmental Quality (TCEQ). According to the TCEQ, the Dry Cleaner Remediation Program (DCRP) establishes a prioritization list of dry cleaner sites and administers the Dry Cleaning Remediation fund to assist with remediation of contamination caused by dry cleaning solvents.

IOP Innocent Owner / Operator Database

Texas Innocent Owner / Operator (IOP), created by House Bill 2776 of the 75th Legislature, provides a certificate to an innocent owner or operator if their property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination. The IOP database is maintained by the Texas Commission on Environmental Quality.

LPST Leaking Petroleum Storage Tanks

The Leaking Petroleum Storage Tank listing is derived from the Petroleum Storage Tank (PST) database and is maintained by the Texas Commission on Environmental Quality. This listing includes aboveground and underground storage tank facilities with reported leaks.
The municipal solid waste landfill database is provided by the Texas Commission on Environmental Quality. This database includes active landfills and inactive landfills, where solid waste is treated or stored.

According to the Railroad Commission of Texas, their Voluntary Cleanup Program (RRC-VCP) provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination. Applicants to the program receive a release of liability to the state in exchange for a successful cleanup.

This Texas Commission on Environmental Quality database contains all sites in the State of Texas that have been designated as Radioactive Waste sites.

The salt caverns for petroleum storage database is provided by the Railroad Commission of Texas.

The Texas Voluntary Cleanup Program (VCP) provides administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas. Since all non-responsible parties, including future lenders and landowners, receive protection from liability to the state of Texas for cleanup of sites under the VCP, most of the constraints for completing real estate transactions at those sites are eliminated. As a result, many unused or underused properties may be restored to economically productive or community beneficial uses. The VCP database is maintained by the Texas Commission on Environmental Quality.

This listing of recycling facilities is provided by the Texas Commission on Environmental Quality’s Recycle Texas Online service. The company information provided in this database is self-reported. Since recyclers post their own information, a facility or company appearing on the list does not imply that it is in compliance with TCEQ.
regulations or other applicable laws. This database is no longer maintained and includes the last compilation of the program participants before the Recycle Texas Online program was closed.

**IHWCA**

Industrial and Hazardous Waste Corrective Action Sites

VERSION DATE: 01/21/20

This database is provided by the Texas Commission on Environmental Quality (TCEQ). According to the TCEQ, the mission of the industrial and hazardous waste corrective action program is to oversee the cleanup of sites contaminated from industrial and municipal hazardous and industrial nonhazardous wastes. The goals of this program are to: Ensure that sites are assessed and remediated to levels that protect human health and the environment; Verify that waste management units or facilities are taken out of service and closed properly; and to Facilitate revitalization of contaminated properties.

**SF**

State Superfund Sites

VERSION DATE: 01/16/19

The state Superfund program mission is to remediate abandoned or inactive sites within the state that pose an unacceptable risk to public health and safety or the environment, but which do not qualify for action under the federal Superfund program (NPL - National Priority Listing). As required by the Texas Solid Waste Disposal Act, Texas Health and Safety Code, Chapter 361, the Texas Commission on Environmental Quality identifies and evaluates these facilities for inclusion on the state Superfund registry. This listing includes any recent developments and the anticipated action for these sites as documented in the annual state Superfund registry publication of the Texas Register as well as the Superfund Webpage on the TCEQ website.
<table>
<thead>
<tr>
<th>Database ID</th>
<th>Database Name</th>
<th>Version Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>USTR06</td>
<td>Underground Storage Tanks On Tribal Lands</td>
<td>10/01/19</td>
</tr>
<tr>
<td>LUSTR06</td>
<td>Leaking Underground Storage Tanks On Tribal Lands</td>
<td>10/01/19</td>
</tr>
<tr>
<td>ODINDIAN</td>
<td>Open Dump Inventory on Tribal Lands</td>
<td>11/08/06</td>
</tr>
<tr>
<td>INDIANRES</td>
<td>Indian Reservations</td>
<td>01/01/00</td>
</tr>
</tbody>
</table>

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.
APPENDIX D

HISTORICAL AERIAL PHOTOGRAPHS
**Historical Aerial Photographs**

**NEW: GeoLens by Geosearch**

**Target Property:**

*Bamboo Estates Apartments*

*Progreso, Hidalgo, Texas 78570*

**Prepared For:**

*Ambiotec Engineering Group*

**Order #: 142075**

**Job #: 339218**

**Project #: 5163**

**Date: 2/19/2020**

[Geosearch logo]
Bamboo Estates Apartments

Progreso, Hidalgo, Texas 78570

USGS Quadrangle: PROGRESO
Target Property Geometry: Area

Target Property Longitude(s)/Latitude(s):
(-97.950164626, 26.090634087), (-97.946409533, 26.090662994), (-97.946398804, 26.089063480),
(-97.950207541, 26.088986394)
# Aerial Research Summary

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Disclaimer - The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer’s interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers and independent contractors cannot be held liable for actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.
APPENDIX E

HISTORICAL TOPOGRAPHIC MAPS
Historical Topographic Maps

NEW: GeoLens by Geosearch

Target Property:
Bamboo Estates Apartments
Progreso, Hidalgo, Texas 78570

Prepared For:
Ambiotec Engineering Group

Order #: 142075
Job #: 339217
Project #: 5163
Date: 2/17/2020
Target Property Summary

Bamboo Estates Apartments

Progreso, Hidalgo, Texas 78570

USGS Quadrangle: PROGRESO
Target Property Geometry: Area

Target Property Longitude(s)/Latitude(s):
(-97.950164626, 26.090634087), (-97.946409533, 26.090662994), (-97.946398804, 26.089063480),
(-97.950207541, 26.088986394)
## Topographic Map Summary

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<td>1&quot; = 2000'</td>
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<tr>
<td>1956 PHOTOREVISED 1970</td>
<td>PROGRESO, TX</td>
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<td>1&quot; = 10420'</td>
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Disclaimer - The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer’s interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers and independent contractors cannot be held liable for actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.

---

GeoSearch  
www.geo-search.com  888-396-0042  

Order# 142075  Job# 339217
Bamboo Estates Apartments
PROGRESO, TX (1970)
APPENDIX F

OIL AND GAS WELLS
GeoPlus Oil & Gas Report

GeoLens by GeoSearch

Target Property:
Bamboo Estates Apartments
Progreso, Hidalgo County, Texas 78570

Prepared For:
Ambiotec Engineering Group

Order #: 142075
Job #: 339220
Project #: 5163
Date: 02/18/2020
# Table of Contents

<table>
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<td>Database Radius Summary</td>
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<tr>
<td>Oil &amp; Gas Map</td>
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<td>Environmental Records Definitions</td>
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The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers And independent contractors cannot be held liable for actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.
**Target Property Information**

Bamboo Estates Apartments  
Progreso, Texas  78570

**Coordinates**

Area centroid (-97.948304, 26.0898347)

**USGS Quadrangle**

Progreso, TX

**Geographic Coverage Information**

**County/Parish:** Hidalgo (TX)  
**ZipCode(s):**  
Weslaco TX: 78596
**STATE (TX) LISTING**

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**NOTES:**
NS = NOT SEARCHED
TP/AP = TARGET PROPERTY/ADJACENT PROPERTY
Located Sites Summary

No Records Found.
This oil and gas well and pipeline data set is provided by the Geographic Information System of the Railroad Commission of Texas (the Commission). The data set includes oil and gas well records dating back to the early 1960’s, some wells prior to the 1960’s are also included with no API and/or a historical API number in place. Please note, GeoSearch well data represents only surface locations per well; our data does not reflect bottom hole locations per well. Also, this data set includes information on natural gas, crude oil, and refined products pipelines. GIS maps may not be used for pipeline location purposes in lieu of calling an official notification center prior to excavating. It is a violation of Texas law to fail to make the required 8-1-1 calls. The Commission shall not be held liable for use of this data, which is provided as a public service for informational purposes only. Users are responsible for checking the accuracy, completeness, currency, and/or suitability of this data set themselves.
APPENDIX G

CITY DIRECTORIES
City Directory Standard Report

Target Property:

W Military Hwy,

Mercedes, TX  78576

Prepared For:

Ambiotec Engineering Group

Order #: 142075

Project #: 5163

Date: 2/20/2020
### INFOUSA

**SOUTH CENTRAL** 2019

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</tr>
<tr>
<td>701</td>
<td>DOLLAR GENERAL</td>
</tr>
<tr>
<td>707</td>
<td>O'REILLY AUTO PARTS</td>
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<td>5627</td>
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### INFOUSA

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### COLE DIRECTORY

**RIO GRANDE VALLEY AND VICINITY** 2008

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**RIO GRANDE VALLEY AND VICINITY** 2005

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### COLE DIRECTORY

**RIO GRANDE VALLEY AND VICINITY** 2000-01

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<td>J V E</td>
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City Directory Standard Report  
W Military Hwy, Mercedes, TX 78576

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COLE DIRECTORY
RIO GRANDE VALLEY AND VICINITY 1995-96

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COLE DIRECTORY
RIO GRANDE VALLEY AND VICINITY 1990-91

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COLE DIRECTORY
LOWER RIO GRANDE VALLEY 1983

W MILITARY HWY

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<tr>
<td>1 NO #</td>
<td>EDUARDO ANCISO JR</td>
</tr>
<tr>
<td>1 NO #</td>
<td>GUADALUPE GARCIA</td>
</tr>
</tbody>
</table>

888-396-0042 www.geo-search.com
City Directory Standard Report
W Military Hwy, Mercedes, TX 78576

1 NO # GUSTAVO ALFARO
1 NO # MRS C PEMELTON
1 NO # NOE MARROQUIN
1 NO # ROSS QUALKINBUSH
1 NO # X [MI 3 E&MILITARY HWY INTS]
1 NO # X [MI 3 E&MILITARY HWY INTS]
1 NO # Y [END OF LISTINGS]

COLE DIRECTORY
LOWER RIO GRANDE VALLEY 1980

W MILITARY HWY

1 STREET BEGINS
1 NO # BILLY G PEMELTON
1 NO # EDUARDO ANCISCO JR
1 NO # FRANCISCA JASSO
1 NO # GUADALUPE AYALA
1 NO # JAS PEMELTON
1 NO # MRS C PEMELTON
1 NO # ROSS QUALKINBUSH
1 NO # X [MI 3 E&MILITARY HWY INTS]
1 NO # X [MI 3 E&MILITARY HWY INTS]
1 NO # Y [END OF LISTINGS]

COLE DIRECTORY
LOWER RIO GRANDE VALLEY 1975

W MILITARY HWY

1 STREET BEGINS
1 NO # AMPERO FERNANDEZ
1 NO # BILLY G PEMELTON
1 NO # FRANCISCA PALOMA
1 NO # MRS C PEMELTON
1 NO # MRS J F FERNANDEZ
1 NO # S G DISHMAN
1 NO # X [MI 2 1/2 W&MILTRY HY INTS]
1 NO # X [MI 2 1/2 W&MILTRY HY INTS]
1 NO # X [MI 2 1/4 E&MILTRY HY INTS]

888-396-0042 www.geo-search.com
W MILITARY HWY

1
STREET BEGINS
1 NO #
AMPERO FERNANDEZ
1 NO #
BARR EWING FARMS
1 NO #
BILLY G PEMELTON
1 NO #
FRANCISCA PALOMA
1 NO #
JAKE PEMELTON
1 NO #
MRS J F FERNANDEZ
1 NO #
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1 NO #
Y [END OF LISTINGS]
City Directory Standard Report

W Military Hwy, Mercedes, TX 78576

1 NO # X [MI 3 E&MILITARY HWY INTS]
1 NO # Y [END OF LISTINGS]

COLE DIRECTORY
LOWER RIO 1959
GRANDE VALLEY

W MILITARY HWY

1 STREET NOT LISTED

Comment: Progreso listed in Mercedes in the directories. W Military Hwy is also listed as E Highway FM 1010 is not listed until 2000. The road has no numbered listings. The scans are on the FTP. No coverage available for Mercedes prior to 1959.
APPENDIX H

SITE SURVEY
SURVEY PLAT OF
16.719 ACRES OF LAND
OUT OF LOT 146
LLANO GRANDE SUBDIVISION
HIDALGO COUNTY, TEXAS
PER MAP RECORDED IN VOLUME 3, PAGE 27, H.C.N.R.
APPENDIX I

NOISE ASSESSMENT
DNL Calculator

WARNING: HUD recommends the use of Microsoft Internet Explorer for performing noise calculations. The HUD Noise Calculator has an error when using Google Chrome unless the cache is cleared before each use of the calculator. HUD is aware of the problem and working to fix it in the programming of the calculator.

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the Day/Night Noise Level Calculator Electronic Assessment Tool Overview (/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator
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<td>Cars</td>
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<tr>
<td>Effective Distance</td>
<td>700</td>
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<tr>
<td>Distance to Stop Sign</td>
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<tr>
<td>Average Speed</td>
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<tr>
<td>Average Daily Trips (ADT)</td>
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<tr>
<td>Distance to Stop Sign</td>
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<tr>
<td>Average Speed</td>
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<td>Average Daily Trips (ADT)</td>
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<tr>
<td>Night Fraction of ADT</td>
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<td>Road Gradient (%)</td>
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<td>Calculate Road #2 DNL</td>
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Add Road Source  Add Rail Source

Airport Noise Level

Loud Impulse Sounds? □Yes □No

Combined DNL for all Road and Rail sources 0

Combined DNL including Airport
Mitigation Options

If your site DNL is in excess of 65 decibels, your options are:

- **No Action Alternative**: Cancel the project at this location
- **Other Reasonable Alternatives**: Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (https://programs/environmental-review/hud-environmental-staff-contacts/)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See The Noise Guidebook (https://resource/313/hud-noise-guidebook/)
  - Construct noise barrier. See the Barrier Performance Module (https://programs/environmental-review/bpm-calculator/)

Tools and Guidance


Day/Night Noise Level Assessment Tool Flowcharts (https://resource/3823/day-night-noise-level-assessment-tool-flowcharts/)
Airport Noise Worksheet

Use this worksheet to identify information needed to evaluate a site’s exposure to aircraft noise.

Name and Location of Project: Bamboo Estates, Apts, Progreso, TX
Name of Airport: Mid-Valley Airport
Date: 02/21/2020
Person completing worksheet: AEC, Inc.

1. Determine if the proposed site/project is within 15 miles of a civil or military airport.
   - ☐ No. Attach a map identifying the location of the proposed project site and the location of any airports. This worksheet is not required.
   - ✔ Yes. Attach a map identifying the location of the proposed project site and the location of any airports. Continue

2. Determine the number of operations at the airport by:
   - Going to: http://www.gcr1.com/5010web/
   - Type in the name of the city press search
   - Find your airport.
   - Open the report under “Print 5010”
   - Complete section 3 below by using the information found in the report (see arrow #1 in the example below)

   ![Airport Master Record](image)

   - April 2015
3. Determine if the annual number of operations for air carriers #100, air taxis #102, military #105, and general aviation #103 plus #104 exceeds thresholds.

Annual air carrier operations _______. Is this 9000 or more Yes ___ No ___
Annual air taxi operations _______. Is this 18,000 or more Yes ___ No ___
Annual military operations _______. Is this 18,000 or more Yes ___ No ___
Annual general aviation operations _______. Is this 72000 or more Yes ___ No ___

1. If you answer “No” on each of the questions above, it is assumed that the noise attributed to the airplanes will not extend beyond the boundaries of the airport. Maintain the documentation in your Environmental Review Record. You are finished with the evaluation of airport noise for this airport. If you have marked any question in #3 with “Yes,” continue to 5.

2. Contact the airport manager, (see arrow #2 above) and ask them if the airport has noise contour maps. Are contour maps available?
   - Yes. Locate your project on the noise contour map. If there are no roads or railroads that are being considered for noise, utilize the information from the contour map to determine if the site is acceptable. If roads or railroads are being considered input the information obtained from the airport noise contours, along with the road and railroad information in the HUD Noise Assessment Guidelines (NAG) or the online tool at https://www.hudexchange.info/environmental-review/dnl-calculator.

   - No. Construct the approximate DNL contours by using the guidance on page 52 and 53 of the NAG. You will need to obtain the following information from the airport: 1). The number of nighttime jet operations (10pm to 7 am) 2). The number of daytime jet operations (7 am to 10 pm) 3). The flight paths of the major runways. 4). Any available information about expected changes in airport traffic (e.g. will the number of operations increase or decrease in the next 10 to 15 years).

   Contact your HUD Representative if you need assistance

April 2015
## Based Aircraft

<table>
<thead>
<tr>
<th>Type</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Engine (SE)</td>
<td>27</td>
</tr>
<tr>
<td>Multi Engine (ME)</td>
<td>4</td>
</tr>
<tr>
<td>Jet (J)</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL FIXED WING:</td>
<td></td>
</tr>
<tr>
<td>(SE + ME + J)</td>
<td>31</td>
</tr>
<tr>
<td>Helicopters</td>
<td>1</td>
</tr>
<tr>
<td>Gliders</td>
<td>0</td>
</tr>
<tr>
<td>Military</td>
<td>0</td>
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<tr>
<td>Ultra-Light</td>
<td>3</td>
</tr>
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</table>

## Operations

<table>
<thead>
<tr>
<th>Type</th>
<th>Count</th>
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<tbody>
<tr>
<td>Air Carrier</td>
<td>0</td>
</tr>
<tr>
<td>Air Taxi</td>
<td>0</td>
</tr>
<tr>
<td>General Aviation Local</td>
<td>168</td>
</tr>
<tr>
<td>General Aviation Itinerant</td>
<td>433</td>
</tr>
<tr>
<td>Military</td>
<td>9</td>
</tr>
<tr>
<td>TOTAL OPERATIONS:</td>
<td>610</td>
</tr>
<tr>
<td>Operations for 12 Months Ending: 01/11/2017</td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX J

FEMA FLOODPLAIN MAP
APPENDIX K

NATIONAL WETLANDS INVENTORY MAP
APPENDIX L

SOIL TYPE AND FARMLAND CLASSIFICATION MAPS
Soil Map—Hidalgo County, Texas
(Proposed Bamboo Estates Apartments, Progreso, TX)
Soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 18, Sep 12, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
## Map Unit Legend

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Cameron silty clay</td>
<td>3.3</td>
<td>20.1%</td>
</tr>
<tr>
<td>19</td>
<td>Harlingen clay</td>
<td>13.2</td>
<td>79.9%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td><strong>16.5</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>
Farmland Classification—Hidalgo County, Texas
(Proposed Bamboo Estates Apartments, Progreso, TX)

Soil Map may not be valid at this scale.

Map Scale: 1:2,010 if printed on A landscape (11" x 8.5") sheet.
Map projection: Web Mercator  Corner coordinates: WGS84  Edge tics: UTM Zone 14N WGS84

Natural Resources Conservation Service
USDA

Web Soil Survey
National Cooperative Soil Survey
Farmland Classification—Hidalgo County, Texas  
(Proposed Bamboo Estates Apartments, Progreso, TX)
<table>
<thead>
<tr>
<th>Soil Rating Points</th>
<th>Prime farmland if irrigated and reclaimed of excess salts and sodium</th>
<th>Prime farmland if irrigated and drained and either protected from flooding or not frequently flooded during the growing season</th>
<th>Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season</th>
<th>Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</th>
<th>Prime farmland if subsoiled, completely removing the root inhibiting soil layer</th>
<th>Farmland of unique importance</th>
<th>Not rated or not available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmland of statewide importance, if irrigated</td>
<td>Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium</td>
<td>Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium</td>
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<td>Prime farmland if irrigated and drained</td>
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<td>Prime farmland if irrigated and drained</td>
</tr>
</tbody>
</table>
Farmland Classification—Hidalgo County, Texas
(Proposed Bamboo Estates Apartments, Progreso, TX)

| Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season |
| Farmland of statewide importance, if irrigated and drained |
| Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season |
| Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season |
| Farmland of statewide importance, if thawed |
| Farmland of local importance |
| Farmland of local importance, if irrigated |

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: Web Mercator (EPSG:3857)
Coordinate System: Web Mercator (EPSG:3857)
Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.
This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.
Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 18, Sep 12, 2019
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.
Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
Farmland Classification

<table>
<thead>
<tr>
<th>Map unit symbol</th>
<th>Map unit name</th>
<th>Rating</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Cameron silty clay</td>
<td>All areas are prime farmland</td>
<td>3.3</td>
<td>20.1%</td>
</tr>
<tr>
<td>19</td>
<td>Harlingen clay</td>
<td>Not prime farmland</td>
<td>13.2</td>
<td>79.9%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td></td>
<td><strong>16.5</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

*Aggregation Method: No Aggregation Necessary*

*Tie-break Rule: Lower*
APPENDIX M

TEXAS RADON ZONE MAP
This map is not intended to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones. All homes should be tested, regardless of zone designation.

IMPORTANT: Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of Texas" (USGS Open-file Report 93-292-F) before using this map. http://energy.cr.usgs.gov/radon/grpinfo.html This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area.
APPENDIX N

VAPOR INTRUSION SCREEN TIER I CHECKLIST
Vapor Intrusion Tier 1 Screen Checklist

1.0 Existing/planned use of target property:

<table>
<thead>
<tr>
<th>Developed</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Undeveloped</td>
<td>X</td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td></td>
</tr>
</tbody>
</table>

Note: The subject property is currently undeveloped but is proposed to be developed with multi-family residential buildings.

2.0 Type of structure existing or planned on the target property:

<table>
<thead>
<tr>
<th>Single Family Residential</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily Residential</td>
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</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td></td>
</tr>
<tr>
<td>Institutional</td>
<td></td>
</tr>
</tbody>
</table>

3.0 Surrounding area description:

The site is located in an area characterized primarily by agricultural and residential properties northeast of the intersection of Highway 281 and FM 1015. Residential properties are located in the “La Frontera Subdivision” along the northern boundary of the subject property. Agricultural lands are located to the east, west, and south of the property. The centerlines of FM 1015 (oriented north-south) and Highway 281 (oriented east-west) are located approximately 55 feet to the west and 700 feet to the south, respectively, from the subject property. A drainage ditch is oriented north to south is located along the eastern boundary of the property.

4.0 Federal, state, local, and tribal government records of known or potential contaminated source areas for the target property and surrounding areas:

A review of public environmental records from the U.S. Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ) indicated that there were no listings of environmental conditions for the subject site. Environmental listings for properties in the surrounding area are discussed below.
Findings: One (1) LPST was identified within a 0.5-mile search radius of the site.

Facility Name: STRIPES 9127
Address: 435 W Hwy 281
Dist./Direction: 0.1 miles (528 feet) south-southwest of the subject property
LPST Id.: 119632
Reported Date: 02/26/2015
Description: The facility has operated as a convenience store and gas station since at least 08/31/1987. One (1) LPST was reported at the facility on 02/26/2015. Reviewed records indicate a release of non-aqueous phase liquids occurred below a dispenser. There were no apparent impacts to receptors. The TCEQ issued a final concurrence and the case was subsequently closed on 05/04/2015. Consequently, no apparent threat of environmental conditions are anticipated regards to the LPST site.

Findings: One (1) PST facility was identified within a 0.25-mile search radius of the site.

Facility Name: 7-ELEVEN STORE 40724
Address: 435 W US Hwy 281
Dist./Direction: 0.1 miles (528 feet) south-southwest of the subject property
PST Id.: 71955
Installation Date: 03/10/1999
Description: The facility has operated as a convenience store and gas station since at least 08/31/1987. The facility currently possesses two (2) underground petroleum tanks used to store gasoline and diesel fuel with capacities of 28,276 gallons and 16,000 gallons, respectively. A leaking petroleum storage tank was identified at the facility (see LPST findings above) on 02/26/2015; however, the TCEQ issued a final concurrence and case closure on 05/04/2015. Consequently, no apparent threat of environmental conditions are anticipated regarding the facilities PST system.

5.0 Historical records relating to prior use of target property and surrounding properties:

A review of the available aerial photographs indicated that the property and its surrounding properties have been in use for agricultural purposes since at least 1939. Site reconnaissance
revealed that the subject property was currently in use as an agriculture (row-crop) field. Property immediately north of the subject site was converted to a residential area between 1983 and 1995. One commercial property (now Stripes Convenient Store) was constructed approximately 250 feet to the southwest of the subject property between 1995 and 2002.

6.0 General physical settings:

6.1 Soil Types:

According to the U.S. Department of Agriculture Soil Conservation Survey of Cameron County, Texas, the site consists of Harlingen clay and Cameron silty clay. A description of these soil types provided by the Soil Survey of Cameron County, Texas (1977) is presented below:

**Harlingen clay**

This level soil generally occupies broad areas several hundred acres in size, but a few areas are small and irregularly shaped. Slopes are less than 0.5 percent, and the surface is plane.

Included with this soil in mapping are areas of Olmito and Laredo soils, and Harlingen clay, saline. Also included are a few areas of soils that are similar to Harlingen soils, but they are underlain by loamy material at a depth of 36 inches or more. Other inclusions are a few other areas of soils that are similar to Harlingen soils, but they are slightly less clayey.

Permeability is very slow, and runoff is slow. Most areas lack adequate surface drainage. This soil cracks or shrinks when dry and swells when wet. Most areas of this soil are in irrigated crops. A small acreage is used for dry-farmed crops, and a few areas are in improved pasture.

**Cameron silty clay**

This soil is mainly in small, narrow, elongated areas on old flood plains and deltas. Slopes are less than 0.5 percent, and the surface is plane or slightly concave. This soil has the profile described as representative of the series.

Included with this soil in mapping are areas of Olmito and Laredo soils and areas of saline Cameron soils. Also included are a few areas of soils that are similar to Cameron soils but have a lighter colored surface layer.

Permeability is moderately slow, and runoff is slow. Almost all of the acreage is in irrigated crops. The suitability of citrus is questionable because the upper part of the soil has a high content of clay.
6.2 Geological:

According to the *U.S. Geological Survey of Hidalgo County, Texas*, the site geologic information is described below.

Era: Cenozoic  
System: Quaternary  
Series: Holocene  
Code: Qh (*decoded above as Era, System & Series*)  
Category: *Stratified Sequence* consisting of floodplain deposits associated with the lower course of the Rio Grande divided into areas of clay, silt and fine sands.

6.3 Hydrological:

A U.S. Fish and Wildlife national inventory wetland map was reviewed to identify wetlands at the site. No wetlands were identified on the map relating to the site. In addition, no surface water was identified at the site.

A Federal Emergency Management Agency (FEMA) flood insurance rate map (map no. 4803340525B; Effective date: January 2, 1981) was reviewed for the site and indicates that the site is located between the limits of the 100-year and 500-year floodplain (Zone B).

6.4 Hydrogeological:

According to the Texas Water Development Board’s *Evaluation of Ground-Water Resources in the Lower Rio Grande Valley, Texas* (Report 316, 1990), the hydrogeological information is described below.

Groundwater within the project area is derived from the Coastal Lowlands Aquifer System. The individual aquifers and confining units of the coastal lowlands aquifer system are known by various names. These aquifers consist of semiconsolidated sand interbedded with silt, clay, and minor carbonate rocks. The term "Gulf Coast Aquifer" has been used to refer to and describe the composite sands, silts, and clays of the aquifer system. Additionally, individual water-bearing strata within the Gulf Coast aquifer have usually been identified by their formation name. The "Chicot Aquifer" and "Evangeline Aquifer" are commonly used hydrogeologic-unit designations for subdivisions of the upper, mostly sandy part of the deposits. Depths to shallow perched aquifers can be found on average 15 to 30 feet below ground surface level with typical groundwater flow toward the southeast.

6.5 Topographical:

AEC reviewed a U.S. Geological Survey topographic map (photo revised 2002) of the site to determine site and vicinity features not observed during the site and area reconnaissance. According to the topographic map, the northern boundary of the property lies approximately 68
feet above mean sea level and has a relatively flat topography which increases towards the south.

7.0 Natural and/or man-made conduits:

Natural conduits were not observed at the subject property during AEC’s site inspection.

8.0 Tier 1 Conclusion

Potential sources of vapor encroachment conditions (VECs) identified within a half-mile of the subject property included one (1) gas station (STRIPE S 9127 and 7-ELEVEN STORE 40724) recognized as an LPST and PST site. The facility located over 528 feet to the south-southwest of the subject property, at the northwest corner of FM 1015 and Hwy 281. In regards to the LPST, public records indicated that the TCEQ issued a final concurrence and closed the case on 05/04/2015. No additional violations or enforcement actions related to the active PST system were identified; therefore, no VECs are anticipated at the subject property in regards to the gas station.
APPENDIX O

CHANGES TO 24 CFR PART 51, SUBPART C REGARDING RESIDENTIAL PROPANE TANKS AND ACCEPTABLE SEPARATION DISTANCE CRITERIA
litigation, establish clear legal standards, and reduce burden.

H. Executive Order 13175 (Consultation and Coordination With Indian Tribal Governments)

The Department has determined that this rulemaking will not have a substantial direct effect on one or more Indian tribes, will not impose substantial direct compliance costs on Indian tribal governments, on the relationship between the Federal Government and Indian tribes, or on the distribution of power and responsibilities between the Federal Government and Indian tribes, and will not pre-empt tribal law. Accordingly, the requirements of Section 5 of Executive Order 13175 do not apply to this rulemaking.

I. Executive Order 13771 (Reducing Regulation and Controlling Regulatory Costs)

This rule is not subject to the requirements of E.O. 13771 (82 FR 9339, February 3, 2017), because it is expected to be de minimis under E.O. 13771.

J. Paperwork Reduction Act

This rule does not impose any new information collection requirements under the provisions of the Paperwork Reduction Act, 44 U.S.C. Chapter 35. The Online Nonimmigrant Visa Application, DS-160, already allows visa applicants to identify medical treatment as a subset of B visa travel purpose. Consular officers would evaluate the application using existing forms and would not need new approved information collections.

List of Subjects in 22 CFR Part 41

Administrative practice and procedure, Foreign Relations, Visas, Aliens, Foreign official, Employment, Students, Cultural Exchange Programs.

Text of the Rule

Accordingly, for the reasons stated in the preamble, the Department is amending 22 CFR part 41 as follows:

PART 41—VISA: DOCUMENTATION OF IMMIGRANTS UNDER THE IMMIGRATION AND NATIONALITY ACT, AS AMENDED

§ 41.31 Temporary visitors for business or pleasure.

(b) * * *

(2)(i) The term pleasure, as used in INA 101(a)(15)(B) for the purpose of visa issuance, refers to legitimate activities of a recreational character, including tourism, amusement, visits with friends or relatives, rest, medical treatment, and activities of a fraternal, social, or service nature, and does not include obtaining a visa for the primary purpose of obtaining U.S. citizenship for a child by giving birth in the United States.

(ii) Any visa applicant who seeks medical treatment in the United States under this provision shall be denied a visa under INA section 214(b) if unable to establish, to the satisfaction of a consular officer, a legitimate reason why he or she wishes to travel to the United States for medical treatment, that a medical practitioner or facility in the United States has agreed to provide treatment, and that the applicant has reasonably estimated the duration of the visit and all associated costs. The applicant also shall be denied a visa under INA section 214(b) if unable to establish to the satisfaction of the consular officer that he or she has the means derived from lawful sources and intent to pay for the medical treatment and all incidental expenses, including transportation and living expenses, either independently or with the pre-arranged assistance of others.

(iii) Any B nonimmigrant visa applicant who a consular officer has reason to believe will give birth during her stay in the United States is presumed to be traveling for the primary purpose of obtaining U.S. citizenship for the child.

* * * * *

Carl C. Risch,
Assistant Secretary for Consular Affairs,
Department of State.

[FR Doc. 2020–02182 Filed 1–29–20; 8:45 am]

BILLING CODE 4710–06–P

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

24 CFR Part 51

[Docket No: FR–654–F–02]

RIN 2506–AC45

Conforming the Acceptable Separation Distance (ASD) Standards for Residential Propane Tanks to Industry Standards

AGENCY: Office of the Assistant Secretary for Community Planning and Development, HUD.

ACTION: Final rule.

SUMMARY: This final rule reduces regulatory and cost burden on communities that may be restricted in their ability to site HUD-assisted projects, by allowing HUD-assisted projects near stationary aboveground propane storage tanks with a capacity of 1,000 gallons or less if the storage tanks comply with National Fire Protection Association (NFPA) 58 (2017). Based on consideration of public comments, HUD is adopting this 1,000-gallon limit in lieu of the 250-gallon limit contemplated in the proposed rule. This final rule incorporates by reference NFPA 58 (2017), a voluntary consensus standard for public safety that establishes safety standards used by the propane industry and operators regarding storage, handling, transportation, and use of propane.

DATES: Effective Date: February 24, 2020. The incorporation by reference of certain publications listed in the rule is approved by the Director of the Federal Register as of February 24, 2020.

FOR FURTHER INFORMATION CONTACT:
Danielle Schopp, Director, Office of Environment and Energy, Office of Community Planning and Development, U.S. Department of Housing and Urban Development, 451 7th Street SW, Washington, DC 20410; telephone number 202–402–5225 (this is not a toll-free number). Persons with hearing or speech impairments may access this number through TTY by calling the Federal Relay Service at 800–877–8339 (this is a toll-free number).

SUPPLEMENTARY INFORMATION:

I. Background

On December 10, 2018, HUD published a rule in the Federal Register, at 83 FR 63457, which proposed expanding HUD’s ability to approve assistance for projects sited near propane storage tanks (otherwise known as “Liquefied Petroleum Gas containers” or “LPG containers”). The rule proposed amending HUD regulations at 24 CFR part 51, subpart C, which establishes the Acceptable Separation Distance (ASD) that must be kept between HUD-assisted projects and containers of hazardous substances, by creating an exception for aboveground propane storage tanks of a capacity of 250 gallons or less if the storage tank complies with NFPA 58 (2017), a voluntary consensus standard that establishes safety standards used by the propane industry and operators regarding storage, handling, transportation, and use of propane, as well as all underground storage tanks.

HUD’s proposed rule was intended to modernize outdated codified safety
Standards, HUD’s current standards:

without posing additional risk. As such, the definition of “hazard” in § 51.201 has been expanded to exempt tanks up to 1,000 gallons. The justification for this change is described below.

1. Common Residential Tank Sizes
   Typical propane consumption and the range of typical tank sizes vary widely between warmer and cooler climates. An average-size modern home using high-efficiency propane heating equipment and other appliances in a warm-climate region can expect to use 194 to 258 gallons per year, while the same home in a cold-climate region would typically use 591 to 1,444 gallons per year.

   The same variables that impact propane consumption naturally also impact the choice of propane tank sizing. In addition, the average customer, especially in a cold climate, prefers to minimize the frequency of refueling to ensure that they don’t run out given the high heating loads they experience in the winter. Propane prices also fluctuate with the market throughout the year and tend to be on the higher side during the heating season and lower in the summer. Larger tanks allow customers to buy larger quantities of propane during periods of lower prices resulting in better savings. They also save on delivery-related fees by having fewer fill-ups. The tank size thus becomes a cost controlling factor for the customer, and tank sizes up to 1,000 gallons are regularly used for residential purposes.

2. Safety of 1,000-Gallon Propane Tanks
   The reliability of propane tanks has increased significantly over the past 30 years and studies suggest that the evolution of industry safety practices has reduced the probability of propane tank failure. Studies by the NFPA, documented in the rule’s Regulatory Impact Analysis, show that propane is not a leading cause of fires or deaths as a source of residential structure fires in the United States. Propane tanks are extremely durable. In a study performed by the U.S. Department of Defense and the Energy Research and Development Administration, these tanks sustained very little damage even from the energy of a simulated nuclear blast. This experiment and others conducted in the propane industry demonstrate that propane tank explosions are difficult and rare.

   Furthermore, this rule does not remove all safe distance requirements for LPG containers sited near HUD-assisted projects. All tanks exempted from HUD’s ASD requirements under this rule must be fully compliant with NFPA (2017) standards, including NFPA separation distance requirements. Tanks located must meet a separation distance between the container and important buildings or property lines of adjoining property that can be built upon, in accordance with the NFPA 58. Tanks between 125 and 500 gallons must be at least 10 feet apart from important buildings or property lines of adjoining property that can be built upon, while tanks between 501 and 1,000 gallons must be at least 25 feet apart. Under NFPA 58 and this rule’s revision of 24 CFR part 51, tanks under 125 gallons would not require a separation distance.

   For the reasons described above, HUD has determined that LPG containers with capacities of up to 1,000 gallons that comply with NFPA 58 (2017) will no longer be subject to the hazard restrictions posed by 24 CFR part 51. Since the separation distance imposed by NFPA 58 compliance is sufficient to ensure the safety of HUD-assisted projects, increasing the size of tank covered by this exception will reduce regulatory and cost burden on more projects and communities without any significant additional risk.

B. Other Changes and Clarifications

One commenter stated that it was unclear whether the tank size referenced in § 51.201 definition of “hazard” was to be measured in water gallon capacity or propane gallon capacity. As a result, HUD has amended the language of § 51.201 to clarify that tanks are measured in water gallon capacity. This language was clarified in order to align the rule with language in NFPA 58 (which uses water capacity to determine ASD standards). The American Society of Mechanical Engineers, which certifies propane tanks, also rates tanks in terms of their water capacity.

Additionally, a commenter found the language used to describe propane tanks ("Containers which are designed to hold propane...") unclear. According to the NFPA 58 LP-Gas Code Handbook, a building can be considered important for a number of reasons such as high replacement value, its human occupancy, or vital importance of contents to a business. A building with characteristics that hinder emergency responders’ access and ability to safely apply water to a tank or act as an impediment to applying water should also be considered an important building.

liquefied propane gas . . .”) confusing. To increase clarity and accuracy, HUD is amending the phrase to read: “Containers which are used to hold liquefied petroleum gas.” First, replacing “designed” with “used” more accurately describes the scope of the definition, since some containers that are not designed to hold LPG are used to hold it nonetheless, while still complying with NFPA safety requirements. Second, HUD is replacing “liquefied propane gas” with “liquefied petroleum gas” because the gas used in heating systems is sometimes comprised of not only propane, but butane as well. These changes will increase consistency between this final rule and NFPA 58 (2017).

III. Discussion of Public Comments

Received on December 10, 2018, Proposed Rule

The public comment period for the proposed rule closed on February 8, 2019. HUD received six public comments in response to the proposed rule. These comments were submitted by a nationally recognized fire safety codes and standards organization, the national trade group for the propane industry, a nonprofit affordable housing developer, and private citizens.

None of the commenters opposed conforming the ASD standards for residential propane tanks to industry standards. Commenters were generally supportive of the proposed rule, but, as provided in the following section of this preamble, they also recommended changes or clarifications, several of which are discussed above.

Comment: How will this rule impact HUD-assisted projects sited near multiple propane tanks, or propane tanks stored near other gases.

HUD Response: Under this final rule, LPG tanks of 1,000 gallons or less are not subject to ASD requirements, regardless of how many tanks are present, if they comply with NFPA code 58 (2017). The exclusion from the ASD requirement applies only to LPG tanks. If there are other gases stored in stationary aboveground containers, the ASD must be calculated for those non-propane containers.

Comment: HUD should not exempt all underground propane containers from hazard restrictions, but only those which comply with applicable Federal, State, or local safety standards, because improperly spaced underground containers can leak gas into underground structures.

HUD Response: HUD is declining to implement this change in this final rule, as this rule is amending safety standards relating to fire and blast hazards, which do not take into consideration other issues such as vapor contamination. HUD performs environmental review of most projects, including multifamily housing and new construction, which captures information related to vapor contamination to document compliance with the standards at 24 CFR 50.3(i) and 58.50(2), using investigative techniques including but not limited to ASTM Phase I and Phase II Environmental Site Assessments. Furthermore, this rule is conforming the relevant regulation with HUD’s longstanding policy of considering underground tanks exempt from the ASD restrictions listed in 24 CFR 51 subpart C because they are shielded by the topography from posing fire or blast risks to HUD-assisted projects and, therefore, do not meet the definition of “hazard” at § 51.201. This is also consistent with HUD’s treatment of LPG pipelines in existing regulations, in which LPG pipelines are excluded from the definition of “hazard” so long as they are either underground or comply with Federal, State, and local safety standards.

Comment: HUD should update the FHA Single Family Housing Policy Handbook to indicate that FHA can assist in the purchase of properties with underground propane tanks.

HUD Response: This final rule focuses on updates to the regulation at 24 CFR 51 subpart C, and updates to subregulatory guidance are beyond the scope of this rulemaking. Nevertheless, HUD agrees that the referenced guidance should reflect these revisions.

Comment: The rule only incorporates NFPA 58 by reference for LPG containers 250 gallons or less which are exempt from hazard restrictions.

HUD Response: As discussed above, in this final rule HUD is incorporating NFPA 58 (2017) by reference for LPG containers 1,000 gallons or less that are exempt from hazard restrictions.

Comment: Containment larger than 1,000 gallons will still be defined as “hazards” and will still need to comply with HUD’s safety standards at 24 CFR part 51, subpart C.

This rulemaking is intended to mitigate regulatory and cost burden related to residential propane tanks (which typically hold 1,000 gallons or less) and is not intended to address commercial, industrial, or agricultural propane tanks (which typically hold more than 1,000 gallons).

IV. Incorporation by Reference

This rule incorporates the following voluntary consensus standard for siting of HUD-assisted projects near aboveground propane storage tanks that hold up to 1000 gallons: NFPA 58 Liquefied Petroleum Gas Code (2017). The NFPA develops building, fire, and electrical safety codes and standards. Federal agencies frequently use these codes and standards as the basis for developing Federal regulations concerning safety. NFPA 58 (2017) provides industry benchmark and operational information and standards for safe propane storage, handling, transportation, and use. NFPA 58 (2017) mitigates risks and ensures safe installations, to prevent failures, leaks, and explosions that could lead to fires and explosions. The regulation cannot account for future editions of NFPA that do not exist. Therefore, if HUD wishes to revise the standard in the future to incorporate newer editions of NFPA 58 this would require further rulemaking.

NFPA 58 (2017) is available online, via read-only access, at https://www.nfpa.org/codes-and-standards/all-codes-and-standards/list-of-codes-and-standards/detail/code=58. Members of the public may visit the link and create a username and password to view the free-access edition. The standard may also be obtained from the National Fire Protection Association at 1 Batterymarch Park, Quincy, MA 02169, telephone number (800) 344-4555, fax number (800) 593-6372.

V. Findings and Certifications

Regulatory Review—Executive Orders 12866 and 13563

Under Executive Order 12866 (Regulatory Planning and Review), a determination must be made whether a regulatory action is significant and, therefore, subject to review by the Office of Management and Budget (OMB) in accordance with the requirements of the order. Executive Order 13563 (Improving Regulations and Regulatory Review) directs executive agencies to analyze regulations that are “outmoded, ineffective, insufficient, or excessively burdensome, and to modify, streamline, expand, or repeal them in accordance with what has been learned.” Executive Order 13563 also directs that, where relevant, feasible, and consistent with regulatory objectives, and to the extent permitted by law, agencies are to
identify and consider regulatory approaches that reduce burdens and maintain flexibility and freedom of choice for the public. HUD has examined the economic, budgetary, legal, and policy implications of this action and has determined that this final rule is a significant regulatory action under section 3(f) of Executive Order 12866 (but not an economically significant action). HUD has prepared a regulatory impact analysis that addresses the costs and benefits of the final rule. The analysis is available at Regulations.gov and is part of the docket file for this rule.

Executive Order 13771

Executive Order 13771, entitled “Reducing Regulation and Controlling Regulatory Costs,” was issued on January 30, 2017. This final rule is an Executive Order 13771 deregulatory action. Details on the estimated cost savings of this rule can be found in the rule’s economic analysis.

Regulatory Flexibility Act

The Regulatory Flexibility Act (RFA) (5 U.S.C. 601 et seq.) generally requires an agency to conduct a regulatory flexibility analysis of any rule subject to notice and comment rulemaking requirements, unless the agency certifies that the rule will not have a significant economic impact on a substantial number of small entities. Small entities include small businesses, small nonprofit organizations, and small governmental jurisdictions.

This rule updates a codified regulation to reduce regulatory and cost burden on communities that may be restricted in their ability to site HUD-assisted projects because of the presence of stationary aboveground propane storage tanks that may be nearby. Specifically, the rule allows the siting of HUD-assisted projects near stationary aboveground propane storage tanks with a capacity of 1,000 gallons or less if the storage tank complies with NFPA Code 58 (2017). HUD has determined that the rule would not have a significant economic impact on a substantial number of small entities.

Environmental Impact

A Finding of No Significant Impact with respect to the environment for this rule has been made in accordance with HUD regulations at 24 CFR part 50, which implement section 102(2)(C) of the National Environmental Policy Act of 1969 (42 U.S.C. 4332(2)(C)). The Finding of No Significant Impact is available for public inspection between 6 a.m. and 5 p.m., weekdays in the Regulations Division, Office of General Counsel, U.S. Department of Housing and Urban Development, 451 7th Street SW, Room 10276, Washington, DC 20410-5000. Due to security measures at the HUD Headquarters building, please schedule an appointment to review the Finding of No Significant Impact by calling the Regulations Division at (202) 708-3055.

Federalism Impact

Executive Order 13132 (entitled “Federalism”) prohibits, to the extent practicable and permitted by law, any agency from promulgating a regulation that has federalism implications and either imposes substantial direct compliance costs on State and local governments and is not required by statute, or preempts State law, unless the relevant requirements of section 6 of the Executive order are met. This rule does not have federalism implications and does not impose substantial direct compliance costs on State and local governments or preempt State law within the meaning of the Executive order.

Unfunded Mandates Reform Act

Title II of the Unfunded Mandates Reform Act of 1995 (2 U.S.C. 1531–1538) (UMRA) establishes requirements for Federal agencies to assess the effects of their regulatory actions on State, local, and tribal governments and on the private sector. This rule would not impose any Federal mandates on any State, local, or tribal governments, or on the private sector, within the meaning of UMRA.

List of Subjects in 24 CFR Part 51

Airports, Hazardous substances, Housing standards, Incorporation by reference, Noise control.

Accordingly, for the reasons stated in the foregoing preamble, HUD amends 24 CFR part 51 as follows:

PART 51—ENVIRONMENTAL CRITERIA AND STANDARDS

- 1. The authority citation for 24 CFR part 51 subpart C continues to read as follows:
  Authority: 42 U.S.C. 3535(d), unless otherwise noted.

- 2. In §51.201, revise the definition of “hazard” to read as follows:

§51.201 Definitions.
* * * * *

Hazard—means any stationary container which stores, handles, or processes hazardous substances of an explosive or fire prone nature. The term “hazard” does not include:
(1) Pipelines for the transmission of hazardous substances, if such pipelines are located underground, or comply with applicable Federal, State and local safety standards;
(2) Containers with a capacity of 100 gallons or less when they contain common liquid industrial fuels, such as gasoline, fuel oil, kerosene, or crude oil, since they generally would pose no
danger in terms of thermal radiation or blast overpressure in a project;
(3) Facilities that are shielded from a proposed HUD-assisted project by
the topography, because these topographic features effectively provide a mitigating
measure already in place;
(4) All underground containers; and
(5) Containers used to hold liquefied petroleum gas with a volumetric
capacity not to exceed 10,000 gallons
water capacity, if they comply with the National Fire Protection
Association (NFPA) 58, NFPA 59, Liquefied
reference into this section with the
approval of the Director of the Federal
Register, under 5 U.S.C. 552(a) and 1
CFR part 51. All approved material is
available for inspection at HUD’s Office
of Environment and Energy, 202-4202-
5266, and is available from National
Fire Protection Association, 1
BatteryMarch Park, Quincy, MA 02169,
telephone number 800-634-3555, fax
number 800-593-6372, www.nfpa.org. It
is also available for inspection at the
National Archives and Records
Administration (NARA). For
information on the availability of this
material at NARA, email fedreg.legal@
nara.gov or visit www.archives.gov/
federal-register/cfr/ibr-locations.html.
Persons with hearing or speech
impairments may access the numbers
above through TTY by calling the
Federal Relay Service, toll-free, at 800-
877-8339.

David C. Woll, Jr.,
Principal Deputy Assistant Secretary for
Community Planning and Development.
[FR Doc. 2020-09440 Filed 1-23-20; 8:45 am]
BILLING CODE 4210-67-P

ENVIRONMENTAL PROTECTION
AGENCY
40 CFR Part 52
Air Plan Approval; Missouri; Sampling
Methods for Air Pollution Sources
AGENCY: Environmental Protection
Agency (EPA).
ACTION: Final rule.
SUMMARY: The Environmental Protection
Agency (EPA) is taking final action to
approve a revision to the State
Implementation Plan (SIP) for the State
of Missouri submitted by the State on
October 25, 2019. The revisions will
amend the SIP by providing a more
efficient way to perform emissions
sampling on air pollution sources
throughout Missouri. The State
requested approval of incorporating by
reference the federally defined methods
for stack testing. These revisions are
administrative in nature and do not
affect the stringency of the SIP. The
EPA’s approval of this rule revision is
being done in accordance with the
requirements of the Clean Air Act
(CAA).
DATES: This final rule is effective on
February 24, 2020.
ADDRESSES: The EPA has established a
docket for this action under Docket ID
No. EPA–R07–OAR–2019–0656. All
documents in the docket are listed on
the https://www.regulations.gov
website. Although listed in the index,
some information is not publicly
available, i.e., CBI or other information
whose disclosure is restricted by statute.
Certain other material, such as
copyrighted material, is not placed on
the internet and will be publicly
available only in hard copy form.
Publicly available docket materials are
available through
https://www.regulations.gov
or please contact the person identified in the FOR
FURTHER
INFORMATION CONTACT
section for additional
information.
FOR FURTHER
INFORMATION CONTACT: Jan
Simpson, Environmental Protection
Agency, Region 7 Office, Air Quality
Planning Branch, 11201 Renner
Boulevard, Lenexa, Kansas 66219;
telephone number (913) 551–7089;
email address simpson.jan@epa.gov.
SUPPLEMENTARY INFORMATION:
Throughout this document “we,” “us,”
and “our” refer to the EPA.

II. What is being addressed in this
document?

The EPA is approving revisions to the
Missouri SIP submitted by the State of
Missouri to the EPA on October 25,
2019. The revisions to the previously
federally approved Missouri State rule
10 CSR 10–6.030 Sampling Methods for
Air Pollution Sources are administrative
in nature and do not affect the
stringency of the SIP. The revisions will
provide a more efficient way to perform
emissions sampling by incorporating
by reference federally promulgated
methods.
A detailed discussion of the revision
to Missouri’s SIP and was provided in
EPA’s December 3, 2019, Federal
Register document. See 84 FR 66096.

III. Have the requirements for approval
of a SIP revision been met?
The State submission has met the
public notice requirements for SIP
submissions in accordance with 40 CFR
51.102. The submission also satisfied
the completeness criteria of 40 CFR part
51, appendix V. The State provided
public notice on this SIP revision from
May 15, 2018 to August 2, 2018 and
received eight comments. Based on the
comments received the State made
revisions to rule text in sections (21)
(22) and (23) that incorporated by
reference specific appendices and
subparts. The State provided a second
public notice on this SIP revision from
April 15, 2019 to June 6, 2019 and
received no comments. In addition, as
explained above, the revision meets the
substantive SIP requirements of the
CAA, including section 110 and
implementing regulations.

IV. What action is the EPA taking?

We are taking final action to approve
revisions to Missouri’s SIP by approving
the State’s request to revise 10 CSR
10–6.030, Sampling Methods for Air
Pollution Sources.

V. Incorporation by Reference

In this document, the EPA is
finalizing regulatory text that includes
incorporation by reference. In
accordance with requirements of 1 CFR
51.5, the EPA is finalizing the
incorporation by reference of the
Missouri Regulations described in the
amendments to 40 CFR part 52 set forth
below. The EPA has made, and will
continue to make, these materials
generally available through
www.regulations.gov and at the EPA
Region 7 Office (please contact the
person identified in the FOR
FURTHER
INFORMATION CONTACT
section of this preamble for more information).
APPENDIX P

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL
Marc Haws, P.G. (Environmental Manager)

Mr. Haws received his B.S. in Geology from the University of Texas at Austin in 1986. Prior to joining AEC, he worked for Amoco Exploration and the Rio Grande Valley office of the Texas Commission on Environmental Quality (TCEQ). His principle duties at the TCEQ involved implementing the state's Petroleum Storage Tank (PST) program in South Texas, including overseeing numerous tank removal and tank installation projects. In addition to PST activities, Mr. Haws participated in the TCEQ's Hazardous and Solid Waste program and the implementation of federal RCRA regulations for industrial facilities. Since joining AEC in 1992, Mr. Haws has been involved in the development and implementation of storm water management programs, spill prevention control and countermeasure plans, NEPA assessments, wetland delineations, remedial action plans for hazardous and solid waste management projects, and the performance of Phase I, II and III environmental assessments. Mr. Haws is a licensed Professional Geoscientist in the State of Texas (License No. 4316), and has been a project geologist and/or project manager for site investigation and remediation projects totaling over $8.5 million.

Troy McWhorter (Sr. Biologist)

Mr. McWhorter received his B.S. in Biology from the University of Texas at Brownsville (UTB) in 2007 and his M.S. in Biology with emphasis in Ecology from UTB in 2012. He possesses over six years of ecological research experience and was previously a lecturer in the Biology Departments of UTB and Texas State Technical College. Mr. McWhorter’s research experience includes observational and experimental research associated with ecological succession at the USTS Texas Clipper artificial reef site, assessing ecological impacts of beach re-nourishment on macroinvertebrate communities of South Padre Island, and conducting biological surveys of benthic and nektonic communities for the Bahia Grande Wetland Restoration project. He has worked for the Texas General Land Office’s Oil Spill Prevention and Response Division and has published and presented findings related to research he has conducted. His principle responsibilities at Ambiotech include: NEPA assessments, Phase I/II environmental site assessments, biological surveys, water quality testing, GIS mapping and statistical analyses.

Clint Roberts (Sr. Environmental Scientist)

Mr. Roberts received his B.S. in Environmental Science from the University of Texas at Brownsville in 2008. His principle responsibilities at Ambiotech include wetland delineation and permitting, habitat assessments, compliance auditing, Phase I/II environmental site assessments, municipal solid waste compliance, groundwater monitoring, air monitoring, and other projects relating to regulatory compliance issues.