
SUMMARY

This Phase I ESA was prepared in general conformance with the scope and limitations of ASTM Practice E 1527-21 for the water treatment plant located at 409 N. Main Street in Marysville, Ohio. The following summarizes the findings of this investigation.

History: Historic records for the subject property indicate that the site was originally developed during the late 1800's as a power plant for Marysville Light & Water. The original facility was enlarged between 1901 and 1910 when it became the Marysville Water, Light, Power & Ice Plant. Major renovations to the original facility around 1920 by the Ohio Water Service Company as a water works, pump house and ice plant that included the addition of the existing concrete settling basins at the west end of the building. The City of Marysville appears to have taken over operations of the water treatment plant around 1970 when the lime and soda ash hopper section of the existing facility was constructed. The basins at the north end of the facility were added around 1994. The western portion of the subject site was originally vacant, cultivated farmland until the City of Marysville took over operations and used that area as a lime pit for use in water treatment. There are no historical records of underground storage tanks, hazardous chemical use, or other environmental concerns.

Site Inspection: The eastern portion of the subject site is developed with a municipal water treatment plant that includes a control room, pump room, interior filter beds, lime and soda ash hoppers and delivery systems, storage rooms, repair areas, and exterior flocculation and aeration tanks. It appears that water was collected for treatment from Mill Run, a creek that flows along the south side of the subject site. The facility also includes a back-up generator, a water tower and a large in-ground water holding tank. The western portion of the property is a large lime pit. Records did not reveal whether the lime pit is naturally occurring, or if it was created for this facility. The remaining lime is being removed and the pit is being filled to grade. Following the completion of a new water treatment plant at another location, the subject site facility is no longer in use and is mostly empty.

Adjacent Properties: The subject site is located on the north side of Marysville in an area where the N. Main Street corridor is developed with the subject site water treatment plant, commercial sales and service facilities and restaurants. Secondary roadways are dominated by residential developments. None of the adjacent properties exhibited chemical storage areas, surface stains, spills, or other signs of potential environmental conditions that could impact the subject site.

Environmental Databases: Both State and Federal environmental databases outlined by ASTM 1527-21 were reviewed for this investigation. The ERS report identified a total of fifty-two State and Federal listings in the vicinity of the subject site. Although a few of the off-site listings are located in the vicinity of the subject site, a review of those listings has revealed that none of them are suspected of significantly impacting the subject site.

The subject site was identified in the Spills-OH database with four separate incidents that occurred in 2000 and 2002. Those incidents involved chlorine (gas), mercury and lime dust. However, there are no reports of significant quantities of materials spilled and no long-term clean-up or mitigation was undertaken.

Conclusions and Recommendations: Foust Engineering, Inc. has performed a Phase I ESA in conformance with the scope and limitations of ASTM 1527-21 for the water treatment plant located at 409 N. Main Street in Marysville, Ohio. Any exceptions to, or deletions from, this practice, are described in various sections of this report.

Following a review of historic documentation and environmental database listings in the area, as well as a site inspection, this assessment has revealed the following conditions:

- ♦ *Recognized Environmental Conditions:* None
- ♦ *Historical Recognized Environmental Conditions:* None
- ♦ *Controlled Recognized Environmental Conditions:* None
- ♦ *De Minimis Conditions:* Yes

The water treatment operations that have taken place on the subject site for many decades have included the use of materials including chlorine gas, ferric chloride, phosphates, fluoride, lime and soda ash. Although no significant impacts to the property are known to have occurred, any remaining materials should be removed from the site for use elsewhere or adequate disposal or recycling.

- ♦ *Vapor Intrusion/Migration Issues:* None
- ♦ *Business Environmental Concerns:* YES

The western portion of the property has been used as a lime pit for many years. The pit has begun to be filled with soil from unknown sources. The origination of the fill should be determined and only clean materials should be used.

Based on the history of the site, the environmental database search, the adjacent properties, and conditions observed on and around the site, the potential for environmental issues is low. No further investigation or testing of the site is warranted at this time. We would only recommend that any and all remaining materials used in the water treatment operation be removed from the property prior to any renovation activities.

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