

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**HOLDREGE RAIL SITE
PHELPS COUNTY INDUSTRIAL PROPERTY**

HOLDREGE , NEBRASKA

**PREPARED FOR
PHELPS COUNTY DEVELOPMENT CORPORATION**

REPORT COMPLETED ON: JUNE 12, 2012

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OLSSON PROJECT No. 012-1111



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1.0 EXECUTIVE SUMMARY

This section summarizes the findings of the Phase I Environmental Site Assessment (ESA) conducted for the Phelps County Development Corporation of two undeveloped parcels of land near the western city limits of Holdrege, Nebraska.

Olsson Associates (Olsson) has performed this ESA in conformance with the scope and limitations of ASTM Practice E 1527-05. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report.

History of Use: Based upon the records reviewed and interviews conducted, the assessment property and adjacent properties have been used for the following:

- The assessment property has remained undeveloped with the exception of agricultural improvements (center-pivot irrigation) over the entire time span of records for the area.
- Adjacent properties to the east, west and north have been used for agricultural purposes and farmsteads since at least 1941 and a manufacturing facility (southeast) more recently. A railway, state highway, agricultural land and elderly care facility occupy the area immediately south of the assessment property.
- Dispensed petroleum products (used motor oil) may have been disposed of on the land surface during maintenance operations of irrigation well motors as and noted in the owner questionnaire.
- During site reconnaissance, soil staining around the irrigation wells was noted as minor. Olsson interviewed Rich Holloway, Assistant Manager of the Tri-Basin NRD to discuss historic disposal activity in the NRD. Mr. Holloway indicated that the practice of irrigation well waste oil disposal did occur at times, but was not widespread and volumes dispersed on the ground were not large enough to have created threats to groundwater resources in the NRD. Mr. Holloway noted that many irrigators would collect the used oil from the irrigation wells to fuel heaters in their farm implement workshops.

Findings: Olsson did not identify any Recognized Environmental Conditions (RECs) associated with the assessment property.

Recommendations: There are no recommended follow-up actions as this Phase I ESA did not identify any RECs.