

Phase I Environmental Site Assessment



Rockburn Branch Park
Northwest Corner of Montgomery
Road and Landing Road
Elkridge, MD 21075

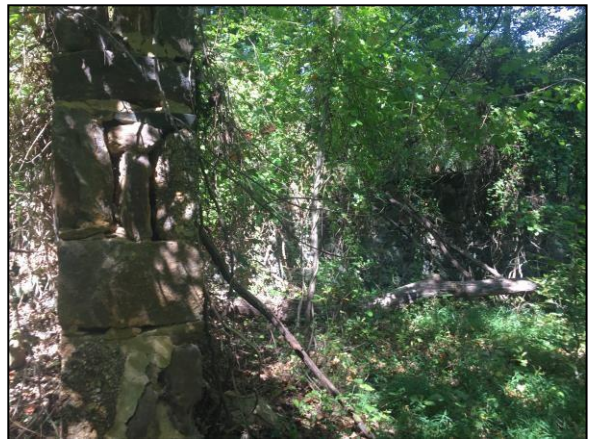
Prepared For

Howard County Public School System
8045 Harriet Tubman Lane
Columbia, MD 21044

Prepared By

KCI Technologies Inc.
936 Ridgebrook Road
Sparks, Maryland 21152

October 17, 2017



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FOR

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and Landing Road
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**KCI Technologies, Inc.
936 Ridgebrook Road
Sparks, Maryland 21152
KCI Project: 121704751**

October 17, 2017



ISO 9001:2008 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

936 Ridgebrook Road · Sparks, MD 21152 · Phone 410-316-7800 · Fax 410-316-7817

October 17, 2017

Mr. Dan Lubeley
Howard County Public School System
8045 Harriet Tubman Lane
Columbia, MD 21044

RE: Phase I Environmental Site Assessment
Rockburn Branch Park
Northwest Corner of Montgomery Road and Landing Road
Elkridge, Maryland 21075
KCI Project No. 121704751

Dear Mr. Lubeley,

KCI Technologies, Inc. (KCI) appreciates the opportunity to provide our services on this project. Herein is a report of our findings from the Phase I Environmental Site Assessment of the above referenced property. This report was prepared in accordance with ASTM Standard E 1527-13: "*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*". If you have any questions with regard to this report or any other aspect of our services, please feel free to contact us at 410-316-7800.

Sincerely,
KCI Technologies, Inc.

Michelle L. Gounaris
Environmental Scientist
Hazardous Waste and Environmental Compliance

Environmental Professional's Statement

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 all appropriate inquiries in conformance with the standards and practices set in 40 CFR 12.

Michelle L. Gounaris

Michelle L. Gounaris
Environmental Scientist
Hazardous Waste and Environmental Compliance

Executive Summary

Howard County Public School System (Client) retained KCI Technologies, Inc. (KCI) to perform a Phase I Environmental Site Assessment (ESA) for Rockburn Branch Park, which is located at the northwest corner of Montgomery Road and Landing Road, Elkridge, Maryland 21075 (subject site). KCI's Phase I ESA will satisfy one of the prerequisites for Leadership in Energy and Environmental Design (LEED) accreditation described in the US Green Building Council's "*LEED for schools for New Construction and Major Renovations*" (Approved November 2008, Updated April 2013). This Phase I ESA was conducted in accordance with ASTM Standard E 1527-13: "*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*."

The subject site is currently part of Rockburn Branch Regional Park and consists of 96.797 acres of wooded and brush-covered land. The site contains walking and biking paths and registered historic ruins are located onsite. The findings from this assessment are summarized as follows:

- KCI's review of historic topographic maps and aerial photographs suggests that the subject site has been developed with historic structures since at least 1907. A 1938 and 1943 aerial photograph revealed that the site was primarily pasture land; however, apparent agriculture land/orchards was visible at the western portion of the site. In general, agricultural and orchard uses of land typically involve the applications of herbicides and pesticides, and can result in the contamination of soils, and sometimes groundwater, by these treatment chemicals. Although no indication of the misapplication of such chemicals (i.e., stressed vegetation, stained soil or vegetation) was observed during KCI's reconnaissance, experience has demonstrated that contamination from agricultural chemicals can persist over long periods in the soil. Therefore, KCI concludes that the former agricultural/orchard use of the subject site represents a REC.
- The review of the environmental databases did not suggest that any nearby properties listed in environmental databases would represent a REC to the subject site.
- The completion of a Vapor Encroachment Screening has not identified any Vapor Encroachment Conditions (VECs) at the subject site.
- No evidence of Environmental Liens or other Activity and Use Limitations (AULs) were identified in connection with the subject site.
- KCI did not identify any Data Gaps during the completion of this Phase I ESA that would materially affect our ability to render professional opinions regarding the subject site. ASTM defines a data gap as a "*lack or inability to obtain information via the practice despite good faith efforts by the environmental professional to gather such information*".

If the Client requires additional certainty regarding the potential for contamination of herbicides and pesticides at the subject site, then additional investigation (i.e. soil and groundwater sampling) would be required.