West Bank & Vicinity
General Re-evaluation Report with Integrated Environmental Assessment
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F-1.0 PURPOSE OF THE REAL ESTATE PLAN
This Real Estate Plan (REP) sets forth the real estate requirements and costs for the implementation and construction of the Tentatively Selected Plan (TSP) as described in greater detail in the General Re-Evaluation Report (GRR) for West Bank and Vicinity, Louisiana. The lands, easements, rights-of-way, relocations and disposal sites (LERRD) required for the Project are outlined in this REP. The information contained herein is tentative and preliminary in nature and intended for planning purposes only.

The West Bank and Vicinity (WBV) Project System is part of the Greater New Orleans Hurricane Storm Damage Risk Reduction System (HSDRRS) and provides coastal storm risk management for the Greater New Orleans area. The other component of HSDRRS, the Lake Pontchartrain and Vicinity (LPV) Project System, is being re-evaluated in a separate report.

The general purpose of this study with integrated Environmental Impact Statement (EIS) is to analyze alternatives to reduce hurricane and storm risk within the WBV study area. The study will evaluate and compare the benefits, costs, and impacts (positive or negative) of alternatives including the No Action Alternative. The study will identify whether an economically justified plan exists to reduce economic damages and life safety risk due to the combined effects of subsidence, consolidation, settlement, datum changes, and sea level rise on WBV system. This report also satisfies the requirement of NEPA to evaluate the proposed Federal action.

Prior reports prepared for this Project and approved are as follows:
- Original Project to construct the West Bank and Vicinity, Louisiana Project for hurricane storm damage reduction in southeast Louisiana.
- FC&CE Supplemental Modified Original Project to reinforce or replace existing floodwalls to improve the performance of the Original Project.
- Accelerated completion of unconstructed portions of the Original Project
- Construction Supplemental modified the Original Project to raise levee heights where necessary and enhance Original Project to provide level of protection necessary to achieve the certification required for National Flood Insurance Program

Work required for raising levee heights, modifying or replacing flood walls, etc. would be a cost shared component in accordance with WRDA 1986, as amended, for Hurricane and Storm Damage Reduction projects. The NFS will be responsible for the acquisition of all LERRD required for construction and operation and maintenance of the Project. The NFS will also provide an Authorization for Entry to any lands required for the Project, including lands which are owned, claimed, or controlled by local or State Governmental entities.
F-2.0 PROJECT DESCRIPTION
WBV HSDRRS is located in an area of southeast Louisiana within the greater New Orleans metropolitan area on the west bank of the Mississippi River bound to the west by the cities of Luling and Boutte; to the north and east by the Mississippi River; to the south by Lake Cataouatche and Jean Lafite National Historical Park and Preserve. Sub-basins for HSDRRS WBV include Lake Cataouatche, Harvey-Westwego, Gretna-Algiers and Belle Chasse with armored perimeter levees and floodwalls. Refer to “Section 8. Project Maps” for location of the Project within St. Charles, Jefferson, Orleans and Plaquemines Parishes.

The TSP for WBV HSDRRS is Alternative 2, System Levee Lifts to the Projected 1% Event through 2073 (end of 50-year analysis period) which would allow for FEMA levee certification for participation in the National Flood Insurance Program. This alternative consist of levee lifts and modifying or replacing floodwalls.

LANDS, EASEMENTS, RIGHTS-OF-WAY, RELOCATIONS AND DISPOSAL (LERRD) REQUIRED FOR THE PROJECT

<table>
<thead>
<tr>
<th>Reach</th>
<th>Estate</th>
<th>Acres</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>09.a</td>
<td>Temporary Work Area Easement*</td>
<td>.60</td>
<td>Obtain easement from private landowner</td>
</tr>
<tr>
<td>12</td>
<td>Temporary Road Easement*</td>
<td>4.97</td>
<td>Obtain easement from private landowner</td>
</tr>
<tr>
<td></td>
<td>Temporary Work Area Easement*</td>
<td>32.66</td>
<td>Obtain easement from private landowner</td>
</tr>
<tr>
<td>14c.2</td>
<td>Temporary Road Easement*</td>
<td>.08</td>
<td>Obtain easement from private landowner and authorization from local government entity</td>
</tr>
<tr>
<td>47.2a</td>
<td>Temporary Work Area Easement*</td>
<td>7.34</td>
<td>Obtain authorization from Jefferson Parish and/or other local government entity</td>
</tr>
<tr>
<td></td>
<td>Temporary Work Area Easement*</td>
<td>1.35</td>
<td>Obtain authorization from Jefferson Parish and/or other local government entity</td>
</tr>
<tr>
<td>49.1</td>
<td>Temporary Work Area Easement*</td>
<td>1.15</td>
<td>Obtain easement from private landowner</td>
</tr>
<tr>
<td>90</td>
<td>Temporary Work Area Easement*</td>
<td>61.28</td>
<td>Obtain easement from private landowner</td>
</tr>
<tr>
<td>MRL</td>
<td>Temporary Road Easement*</td>
<td>2.71</td>
<td>Obtain easement from private landowner</td>
</tr>
<tr>
<td>1.2b</td>
<td>Temporary Work Area Easement*</td>
<td>13.23</td>
<td>Obtain easement from private landowner</td>
</tr>
<tr>
<td>MRL</td>
<td>Temporary Road Easement*</td>
<td>1</td>
<td>Obtain easement from approximately private landowner</td>
</tr>
<tr>
<td>3.2</td>
<td>Temporary Work Area Easement*</td>
<td>10.5</td>
<td>Obtain easement from approximately private landowner</td>
</tr>
<tr>
<td>MRL</td>
<td>Temporary Work Area Easement*</td>
<td>41.93</td>
<td>Obtain easement from approximately private landowner</td>
</tr>
</tbody>
</table>
Temporary Road Easement

Obtain authorization from two local entities; Obtain permit from US

Perpetual Flood Protection Levee Easement

Obtain easement from approximately 76 landowners; Obtain authorization from local government entities

**TOTAL ACRES LERRD NEEDED FOR WBV LEVEES AND FLOODWALLS REACHES**

<table>
<thead>
<tr>
<th>Temp Road Access</th>
<th>Temp Work Area</th>
<th>Perpetual Levee</th>
<th>Borrow</th>
<th>Total Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>16.23</td>
<td>162.70</td>
<td>62.98</td>
<td>159.80</td>
<td>401.71</td>
</tr>
</tbody>
</table>

* Requirements for ROW will continue to be evaluated during feasibility design to determine whether temporary or permanent easements are most advantageous to the Government.

**Borrow**

This Project describes future levee and flood wall lifts; therefore a specific borrow source may no longer be available at time of construction. The borrow information below is provided for real estate cost estimate purposes and to show suitable habitats for borrow site alternatives throughout the Project areas exist as provided by U. S. Fish and Wildlife Service. This borrow source is located within haul distance acceptable for all WBV reaches. Actual borrow sources will be selected by reach and construction schedule to determine source and quantities at that time. NEPA documentation will be supplemented once actual borrow areas are identified.

**WBV BORROW – approximate acres**

<table>
<thead>
<tr>
<th>Parish</th>
<th>Acres</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Charles</td>
<td>159.80</td>
<td>Crop Lands</td>
</tr>
</tbody>
</table>

**F-3.0 LERRD OWNED BY NON-FEDERAL SPONSOR**

The non-federal sponsor for this study is the Coastal Protection and Restoration Authority Board of Louisiana (CPRAB), a state entity that is established, authorized, and empowered to carry out any and all functions necessary to serve as the single entity responsible to act as the local sponsor for construction, operation and maintenance of all the hurricane, storm damage reduction and flood control projects in areas under its jurisdiction, including the Greater New Orleans and southeast Louisiana area. CPRAB is also mandated to develop, implement and enforce a comprehensive coastal protection and restoration Master Plan. The Feasibility Cost-Share Agreement was executed on October 9, 2018.

The Non-Federal Sponsor does not own any lands within the Project area. However, rights-of-way for the existing Project are owned by the following agencies of the State of Louisiana which fall under the umbrella of Coastal Protection and Restoration Authority Board:
The Pontchartrain Levee District in St. Charles Parish and Vicinity Hurricane Protection Levee System
  o WBV Western Tie-In Levee

• Southeast Louisiana Flood Protection Authority – West
  o West Jefferson Levee District (West Bank portions of Jefferson Parish)
  o Algiers Levee District (West Bank portion of Orleans Parish)

• Plaquemines Parish Levee District

The following reaches within the Project area are owned by a local parish or levee district (under CPRAB). Authorization for Entry is required but no new LERRD needed:

<table>
<thead>
<tr>
<th>Reach</th>
<th>Easement</th>
<th>Requesting</th>
<th>From City/Parish Entity</th>
</tr>
</thead>
<tbody>
<tr>
<td>14c.2</td>
<td>Temporary Road Easement*</td>
<td>Authorization for Entry</td>
<td>local government entity</td>
</tr>
<tr>
<td>47.2a</td>
<td>Temporary Work Area Easement*</td>
<td>Authorization for Entry</td>
<td>Jefferson Parish and/or other local government entity</td>
</tr>
<tr>
<td>MRL 6.1</td>
<td>Temporary Road Easement*</td>
<td>Authorization for Entry</td>
<td>St. Charles Parish and City of New Orleans</td>
</tr>
<tr>
<td>MRL</td>
<td>Perpetual Flood Protection Levee Easement</td>
<td>Authorization for Entry</td>
<td>Local government entities</td>
</tr>
</tbody>
</table>

* Requirements for ROW will continue to be evaluated during feasibility design to determine whether temporary or permanent easements are most advantageous to the Government.

F-4.0 ESTATES

The following standard estates would be acquired from private landowners:

**Temporary Road Easement**
A non-exclusive and assignable, temporary easement and right-of-way in, on, over and across (the land described in Schedule A) (Tracts Nos. _____, _____ and _____) for the location, construction, operation, maintenance, alteration replacement of road(s) and appurtenances thereto; together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions and other vegetation, structures, or obstacles within the limits of the right-of-way; (reserving, however, to the owners, their heirs and assigns, the right to cross over or under the right-of-way as access to their adjoining land at the locations indicated in Schedule B); subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

**Temporary Work Area Easement (borrow)**
A temporary easement and right-of-way in, on, over and across (the land described in Schedule A) (Tracts Nos. _____, _____ and _____), for a period not to exceed ________________, beginning with date possession of the land is granted to the United States, for use by the United States, its representatives, agents, and contractors as a borrow area, including the right to borrow and/or deposit fill, spoil and waste.
material thereon and to perform any other work necessary and incident to the construction of the ____________________ Project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

**Temporary Work Area Easement (staging)**
A temporary easement and right-of-way in, on, over and across (the land described in Schedule A) (Tracts Nos. _____, _____ and _____), for a period not to exceed ____________________, beginning with date possession of the land is granted to the United States, for use by the United States, its representatives, agents, and contractors as a work area, including the right to move, store and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the ____________________ Project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

**Flood Protection Levee Easement**
A perpetual and assignable right and easement in (the land described in Schedule A) (Tracts Nos. ___, ___ and ___) to construct, maintain, repair, operate, patrol and replace a flood protection levee and/or floodwall, including all appurtenances thereto; reserving, however, to the owners, their heirs and assigns, all such rights and privileges in the land as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

Requirements for ROW will continue to be evaluated during feasibility design to determine whether temporary or permanent easements are most advantageous to the Government.

**F-5.0 EXISTING FEDERAL PROJECTS**
The following Federal projects are fully or partially within the LERRD required for the WBV Project or are adjacent.

- **West Bank and Vicinity, Louisiana Project (WBV)** - WBV along with the Lake Pontchartrain and Vicinity, Louisiana Project are jointly referred to as being part of the Greater New Orleans Hurricane Storm Damage Risk Reduction System (HSDRRS).
• Mississippi River and Tributaries (MR&T) or Mississippi River Levee (MRL) - The Mississippi River Levee Project was designed to reduce the risk of flood damage from high river flows. The reaches of this project within the WBV has a higher profile for the river flooding than is required for hurricane surges. Therefore, although this levee provides a boundary for the WBV HSDRRS (WBV connects to the MRL at both the north and south end of the system), its operation and maintenance are funded and guided by separate authorities and guidance.

• The Southeast Louisiana Project (SELA) - SELA is a flood control project, authorized by Congress to improve the rainfall drainage systems in Orleans, Jefferson and St. Tammany Parishes. On the West Bank, SELA 02 Westwego Pump Station is within the WBV 14c.2 Reach. CPRAB has been the NFS of SELA projects since 2009.

• GIWW Harvey Canal No. 1 Harvey Lock Bayou Perot – USACE-maintained levees/floodwalls along the GIWW are an integral part of the HSDRRS required for reducing the risk of flooding caused by precipitation. Reaches WBV 47.2 and 49.1 are within this area of the GIWW.

• GIWW Harvey Canal No. 1 Harvey Lock Bayou Perot and GIWW Harvey Canal No.1 to Hero Cut-Off – USACE-maintained levees/floodwalls along the GIWW are an integral part of the HSDRRS required for reducing the risk of flooding caused by precipitation. Reach WBV 90 is within this area of the GIWW.

F-6.0 FEDERALLY OWNED LANDS
The following reaches within Project area are owned by the Federal Government. LERRD required:

<table>
<thead>
<tr>
<th>Reach</th>
<th>Owned by United States</th>
<th>Acres within Reach</th>
</tr>
</thead>
<tbody>
<tr>
<td>MRL 6.1</td>
<td>Mississippi River Levee</td>
<td>TBD</td>
</tr>
</tbody>
</table>

F-7.0 NAVIGATION SERVITUDE
The navigation servitude is the “dominant right of the Government under the Commerce Clause of the U.S. Constitution to use, control and regulate the navigable waters of the United States and the submerged lands thereunder for various commerce-related purposes including navigation and flood control. In tidal areas, the servitude extends to all lands below the mean high water mark. In non-tidal areas, the servitude extends to all lands within the bed and banks of a navigable stream that lie below the ordinary high water mark.”

While several project features and levees either cross or are along navigable waters, it is not anticipated that the navigation servitude would be used for this Project.
Figure A: WBV Project area showing St. Charles Parish, Jefferson East Bank, Orleans East Bank, New Orleans East and Chalmette Loop.
Figure B: WBV Project area showing reaches.

F-9.0 INDUCED FLOODING
Construction of this Project will not induce flooding.

F-10.0 BASELINE COST ESTIMATE

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lands and Damages</td>
<td>$10,691,000</td>
</tr>
<tr>
<td>Improvements &amp; Crops</td>
<td>N/A</td>
</tr>
<tr>
<td>Contingencies</td>
<td>$2,673,000</td>
</tr>
<tr>
<td><strong>TOTAL LERRD</strong></td>
<td><strong>$13,364,000</strong></td>
</tr>
<tr>
<td>P. L. 91-646 Relocations</td>
<td>N/A</td>
</tr>
<tr>
<td>Acquisition Costs</td>
<td>$2,550,000</td>
</tr>
<tr>
<td><strong>TOTAL REAL ESTATE COST</strong></td>
<td><strong>$15,914,000</strong></td>
</tr>
</tbody>
</table>
F-11.0  P.L. 91-646 RELOCATION ASSISTANCE
This Project will not displace residential, commercial, industrial or habitable structures within the Project boundaries; therefore, the provisions under Title II of Public Law 91-646, as amended, are not applicable.

F-12.0  MINERAL ACTIVITY/CROPS
Mineral activity within the right-of-way of the Project has been plugged and abandoned. If during design any mineral activity is identified, it will be avoided. There is no merchantable timber or row crop activity affected by this Project.

F-13.0  NON-FEDERAL SPONSOR CAPABILITY ASSESSMENT
An assessment of the non-Federal sponsor’s legal and professional capability and experience to acquire and provide the LERRD for the construction, operation and maintenance of the Project, including its condemnation authority and quick-take capability will be included in the Final Real Estate Plan. However, CPRAB has been the non-Federal sponsor on numerous other projects and has been capable of either performing or ensuring the performance of the responsibilities of LERRD acquisition and management.

F-14.0  ZONING ORDINANCES
No application or enactment of zoning ordinances has been proposed in lieu of, or to facilitate, acquisition in connection with the Project.

F-15.0  ACQUISITION SCHEDULE
The following schedule shows the tasks and duration for acquisition of the LERRD required for the Project, which will affect approximately eighty four private landowners.

1) Mapping  3 months
2) Title  6 months
3) Appraisals (begin concurrent with title)  9 months
4) Negotiations  24 months
5) Closing  6 months
6) Condemnation (if necessary)  12 months
7) Issuance of Right of Entry (Government Owned)  2 months
8) Certification of Right-of-Way/Right of Entry  1 month
F-16.0 FACILITY/UTILITY RELOCATIONS
This Project consists of straddle lifts levees or modifying or replacing floodwalls over what was previously constructed. A full description of the facility or utility relocations that must be performed including information regarding the general nature of the impact to each facility or utility and the identity of the owners of the affected facilities and utilities will be discussed in the Final Real Estate Plan.

ANY CONCLUSION OR CATEGORIZATION CONTAINED IN THIS REPORT THAT AN ITEM IS A UTILITY OR FACILITY RELOCATION IS PRELIMINARY ONLY. THE GOVERNMENT WILL MAKE A FINAL DETERMINATION OF THE RELOCATIONS NECESSARY FOR THE CONSTRUCTION, OPERATION OR MAINTENANCE OF THE PROJECT AFTER FURTHER ANALYSIS AND COMPLETION AND APPROVAL OF FINAL ATTORNEY’S OPINIONS OF COMPENSABILITY FOR EACH OF THE IMPACTED UTILITIES AND FACILITIES.

F-17.0 HTRW AND OTHER ENVIRONMENTAL CONSIDERATIONS
BLH-Wet impacts are anticipated along the flood side shift along the MRL that would affect approximately 63 acres of BLH-W habitat along the co-located LPV and MRL. See Main Report and Mitigation Appendix “K” for full description. Other impacts requiring mitigation are not anticipated. An abridged Phase I Environmental Site Assessment (ESA) was conducted during the feasibility phase of this study. This abridged Phase I ESA was conducted in the current HSDRRS levee and floodwall ROW. The risks of encountering HTRW in the Project area is low, and no impacts from HTRW are anticipated.

Generalized Borrow Areas: Should new borrow site excavation be needed, these sites would need environmental compliance to ensure that no recognized environmental conditions or HTRW issues would be encountered at these borrow sites. Therefore, although the location and number of new borrow sites are unknown, no direct or indirect impacts would be expected from HTRW.

F-18.0 LANDOWNER ATTITUDE
Most of the LERRD required for this Project has been previously acquired or is owned by local/state/U. S. Government entities. Landowners within the new area for MRL reach are anticipated to be agreeable due to the Project improving the level of hurricane and storm damage risk reduction. The road and work area easements needed would be temporary; therefore, we do not expect opposition to this Project from landowners.

F-19.0 RISK NOTIFICATION
A copy of the Risk Notification will be included in the Final Real Estate Plan.

F-20.0 OTHER REAL ESTATE ISSUES
Other real estate issues that may be relevant to the Project will be further investigated in the design phase.
Prepared By: Pamela M. Fischer

On Date: December 5, 2019

Recommended By:
MARCEAUX.HUEY
JOEL.1230819609
Date: 2019.12.05 14:56:26 -06'00'

Huey J. Marceaux
Appraiser, Appraisal Branch

Approved by:
GUTIERREZ.JUDITH.Y
RMA.1230839561
Date: 2019.12.05 15:16:15 -06'00'

JUDITH Y. GUTIERREZ
Chief, Real Estate Division
Real Estate Contracting Officer