HTRW 23-03

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

FOR

St. Tammany Parish Louisiana Feasibility Study,
St. Tammany Parish, Louisiana
March 2023

Prepared by
U.S. Army Corps of Engineers
New Orleans District

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Date: 28 February 2023

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Joseph Musso
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Date: 8 March 2023

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Executive Summary

The U.S. Army Corps of Engineers (USACE), Mississippi River Valley Division, New Orleans (MVD), Regional Planning and Environment Division South (RPEDS), has prepared a Environmental Impact Statement (EIS), titled "St Tammany Parish Louisiana Feasibility Study."

The primary objective of the proposed project is to reduce the risk of damages caused by flooding events and the activities described in the Optimized Tentatively Selected Plan. Channel improvements and clearing and grubbing of debris and vegetation are proposed for the 2.15 miles of Mile Branch located near Covington, Louisiana. Construction of earthen levee and floodwalls are proposed for roughly 36 miles of South and West Slidell. Five borrow sites and two mitigation sites were investigated for this assessment. The proposed levee right-of-way (ROW), borrow sites, and mitigation site were investigated as part of this Phase I Environmental Site Assessment (ESA) (Appendix A, Figures 1-23).

Personnel from RPEDS performed site reconnaissance on January 23, 2023 and January 26, 2023. The site reconnaissance was conducted via public access roads and public parks due to no active right of entry (ROE) for this feasibility study. The mitigation site was not accessible due to location and lack of ROE. The borrow sites were viewed from public access due to lack of ROE. The areas were inspected for the presence of pipes, containers, tanks or drums, ponds or lagoons, car bodies, tires, refrigerators, trash dumps, electrical equipment, oil drilling equipment, gas or oil wells, discoloration of vegetation or soils, water sheens, out-of-place dirt mounds or depressions in the landscape, evidence of fire, stressed soils with lack of vegetation, animal remains, unusual animal behavior, biota indicative of a disturbed environment, and odors indicative of poor water quality or chemical presence. Within Mile Branch, two oil containment booms were found within the water way on January 26, 2023, located at 30.486420, -90.105369 (Appendix B, Photos 15-22). The point source for the usage of the oil containment booms is currently unknown. In addition to the two oil containment booms, waste tires and a rusted 55-gallon drum were found within the water way. Louisiana Department of Environmental Quality (LDEQ) was informed of the findings on January 27, 2023. On February 14, 2023, LDEQ informed USACE that the oil containment booms are trash booms installed by the city. The 55-gallon drum was found to contain no product. Prior to any construction, a site evaluation will need to be done due to lack of ROE for the project

A desktop research that included the review of government environmental databases, historical aerial photographs, and historic topographic maps was done on the proposed project area, borrow areas, and mitigation areas. No evidence of Recognized Environmental Conditions (RECs) that would affect the proposed construction was found within the ROW. RECs were found within a one-mile radius of the ROW, but these RECs should pose a low risk to the ROW due to the distance they are from the ROW.

The objective of the Phase I ESA is to identify, to the extent feasible pursuant to the process described herein, RECs in connection with a given property. When ROE is given, a full assessment will be done of the project ROW.

I. Introduction

1.1 Purpose

The USACE regulations (ER-1165-2-132) and District policy require procedures be established to facilitate early identification and appropriate consideration of potential hazardous, toxic, or radioactive waste (HTRW) in reconnaissance, feasibility, preconstruction engineering and design, land acquisition, construction, operations and maintenance, repairs, replacement, and rehabilitation phases of water resources studies or projects by conducting a Phase I ESA. These assessments follow the process/standard practices for conducting Phase I ESAs published by the American Society for Testing and Materials (ASTM).

This assessment was prepared using the following ASTM Standard:

E 1527-13: Standard Practice for Environmental Site Assessments – Phase I Environmental Site Assessment Process.

The purpose of a Phase I ESA is to identify, to the extent feasible, in the absence of sampling and analysis, the likelihood for the presence of contaminants (i.e., RECs) within the scope of the United States Environmental Protection Agency's (USEPA's) Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and petroleum products.

The scope of this Phase I ESA consists of the following four components:

a. Records Review,

b. Site reconnaissance,

c. Report.

II. Project/Site Description

2.1 Location Description

The project areas are located within St. Tammany Parish, Louisiana and Hancock County, Mississippi. Within St. Tammany Parish, the focus areas are: Clear and Grubbing within Mile Branch, Levee Construction within South and West Slidell, and three borrow sites near Slidell, Louisiana. Within Hancock County, Mississippi, two borrow sites are proposed for this project.

III. User Provided Information

A site visit and records search revealed potential HTRW issues within a one-mile search radius of the proposed action. Historic topographic maps and aerial imagery depicting the site were found through online databases.

IV. Records Review

For the purpose of this Phase I ESA, the following standard records sources were obtained and reviewed to assist in the identification of RECs in connection with the proposed levee ROW and adjacent areas:

- Environmental Sources (Federal, State and Local, Tribal, and Proprietary)
- Historical Use (topographic maps and aerial photographs)

4.1 Environmental Sources

Publicly available environmental records were obtained and reviewed from available resources on the internet or in correspondence with the managing institution. Not all databases are publicly available with the most recent data that can be referenced as meeting the ASTM 1527-13 standard, and unavailable information must be considered as a data gap.

4.1.3 Results

Several pipelines and oil and gas wells (i.e., petroleum and natural gas) were noted to be in the Project area. Pipelines and oil and gas wells should be avoided if encountered during construction of the project. Oil and Gas wells were found within a one-mile radius of the project area. (Figures 1-7). One oil and gas well titled "A A MAYER ETAL", well serial number 73323, located at Latitude 30.269801 and Longitude -89.856274 was found 65 meters east of the Slidell ROW near Liberty Bayou. This oil & gas well is labeled as inactive with no reported releases. One oil and gas well titled "BONNIE JEAN PERSCHALL ET AL", well serial number 189047, located at Latitude 30.251563 and Longitude -89.732318 was found 506 meters east of the Slidell ROW. This oil & gas well is labeled as plugged and abandoned with no reported releases. Ten oil and gas wells were found 12 meters from the most northern portion of the Slidell ROW located at Latitude 30.285191 and Longitude -89.746984. The well serial number for each oil gas are 974356, 974359, 974364, 974357, 974358, 974360, 974362, 974363, 974365, 974361. Each well is listed under RaceTrac Petroleum, Inc and are labeled as plugged and abandoned. One oil and gas well titled " R S RUSS ETAL", well serial number 620111, located at 30°15'59.58"N, 89°34'36.26"W was found south of the Mississippi borrow location: 30°16'12.59"N, 89°34'42.73"W. Though oil and gas wells were found within close proximity of the ROW, the desktop search found that these areas of concerns pose a low probability of HTRW.

Three RECs were identified in the regulatory database within the standard 1-mile search radius of the proposed levee ROW: 12 Ox-Lots (Brownfields), Old Concrete Plant (Brownfields), Western International Gas & Cylinder Inc (TSCA).

12 Ox-Lots is located at 30.476202 -90.095130 within various locations in Covington, Louisiana. This site is roughly .98 miles south east of the proposed alignment within Miles Branch. According to the EPA website, this site as well as the Old Concrete Plant, Brownfield site located at109 Bayou Lane Slidell, Louisiana 70460, were part of a cooperative agreement between EPA and the State of Louisiana that involved nine properties to be assessed for HTRW conditions. A

Phase I Environmental Site Assessment was completed on December 31, 2004 of 12 Ox-Lots. It is reported that no cleanup efforts were completed for this property.

Old Concrete Plant is located 1 mile south of two borrow sites within North Slidell. According to the EPA website, an environmental assessment was completed on September 30, 2004. It is reported that no cleanup efforts were completed for this property.

Western International Gas & Cylinder Inc is located at 250 Strawberry Rd., Slidell, Louisiana 70459. The site is listed under the Toxic Substance Control Act per EPA's website. This facility had one reported violation in the 4th quarter of 2020. The violation was for total suspended solids. The issue has since been corrected.

The above-mentioned sites are labeled as a low probability for HTRW due to the distance the sites are from the project ROW. If the project ROW were to move closer to these sites, then the probability for HTRW will increase.

4.2 Historical Use Information

Historical aerial imagery and topographic maps were reviewed for the proposed project ROW.

Historical aerial imagery from 1985 to 2021 were reviewed. Historical topographic maps from 1935 to 2020 were also reviewed as part of this investigation. No areas of concern were found during the review of the historical aerial imagery and topographic maps.

4.2.1 City Directory Search

A city directory search was not performed.

4.2.2 Sanborn Maps Search

A Sanborn maps search was not performed.

V. Site Reconnaissance

Personnel from RPEDS performed site reconnaissance on the proposed ROW January 23, 2023 and January 26, 2023. See Appendix B for the photos, which document conditions along the proposed ROW.

The proposed ROW was visually inspected from public access points for the presence of pipes, containers, tanks or drums, ponds or lagoons, car bodies, tires, refrigerators, trash dumps, electrical equipment, oil drilling equipment, gas or oil wells, discoloration of vegetation or soils, water sheens, out-of-place dirt mounds or depressions in the landscape, evidence of fire, stressed

soils with lack of vegetation, animal remains, unusual animal behavior, biota indicative of a disturbed environment, and odors indicative of poor water quality or chemical presence.

Within Mile Branch, two oil containment booms were found within the water way on January 26, 2023 located at 30.486420, -90.105369 (Appendix B, Photos 15-22). In addition to the two oil containment booms, waste tires and a rusted 55 gallon drum was found within the water way. Louisiana Department of Environmental Quality (LDEQ) was informed of the findings on January 27, 2023. LDEQ informed USACE on February 14, 2023, that the oil containment booms are trash booms installed by the city and the 55-gallon drum found within the waterway contained no product prior to any construction, a site evaluation will need to be done due to lack of ROE for the project

VI. Interviews

Property owners were not interviewed.

VII. Findings

This assessment revealed one REC in connection with the proposed ROW. Two oil containment booms and a 55-gallon drum were located within Mile Branch waterway during a site visit on January 26, 2023. LDEQ was notified on January 27, 2023 of the discovery. LDEQ informed USACE on February 14, 2023, that the oil containment booms are trash booms installed by the city and the 55-gallon drum found within the waterway contained no product. (Appendix B, Photos 15-22).

VIII. Opinion

A Phase I ESA was conducted in conformance with the scope and limitations of ASTM Practice E 1527-13 for the proposed levee ROW. If found, pipelines should be avoided during construction of the project. One REC was found within Mile Branch waterway, two containment booms within the waterway, that would have to be reevaluated prior to construction. No other environmental concerns were identified in the data base search. Based on the environmental records review and site visits, there is a probability of encountering HTRW within the mile branch waterway. ROE will be needed of the entire St. Tammany Parish Feasibility Study ROW to fully determine the extent of HTRW.

IX. Conclusions

RPEDS has performed this Phase I ESA for the proposed levee ROWs located within the St. Tammany Parish Feasibility Study footprint in accordance with the applicable sections of the industry standards that include ASTM E1527-13, ASTM E2247-08, and the EPA All Appropriate Inquiry, Final Rule as defined in 40 CFR Part 312.

Three RECs were identified in the regulatory database within the standard 1-mile search radius of the proposed levee ROW for Mile Branch and South and West Slidell. EPA and LDEQ's

EDMS both revealed no records of enforcement or compliance for the two brownfield sites. The TSCA facility had one reported violation in the 4th quarter of 2020. The violation was for total suspended solids. The issue has since been corrected.

Two containment booms and a rusted 55-gallon drum were found within the waterway (Appendix B, Photos 15-22). Per LDEQ, the containment booms were placed by the city of Covington to prevent trash from traveling into the waterway. The 55-gallon drum was found to contain no products of concern per LDEQ.

It should be noted that some areas in the project area have been extensively utilized for oil and natural gas exploration and production activities. This includes the presence of oil and gas wells, tank batteries, and petroleum and natural gas transmission pipelines. Oil and gas wells, tank batteries, and petroleum and natural gas transmission pipelines may have a moderate, potential impact on the soil and water resources within or adjacent to the proposed levee ROW.

Further investigation in the proposed levee ROW is necessary due to lack of ROE for the entire St. Tammany Parish Feasibility Study footprint.

X. Limitations

USACE RPEDS should be contacted with any known or suspected variations from the conditions described herein. If future development of the area indicates the presence of HTRW, USACE should be notified to perform a re-evaluation of the environmental conditions.

The scope of this assessment did not include any additional environmental investigation not outlined herein or analyses for the presence or absence of hazardous or toxic materials in the soil, ground water, surface water, or air, in, on, under, or above the subject tract.

This Phase I ESA was performed in accordance with generally accepted practices of environmental professionals undertaking similar investigations at the same time and in the same geographical area, and USACE personnel observed the degree of care and skill generally exercised by environmental professionals under similar circumstances and conditions. The findings and conclusions stated herein must be considered not as scientific certainties, but rather as professional opinions concerning the significance of the limited data gathered during the course of the environmental site assessment. No other warranty, expressed or implied, is made.

Specifically, USACE does not and cannot state that the site contains no HTRW, petroleum products, or other latent conditions beyond those observed by USACE during the site reconnaissance and documented within this Phase I ESA.

The observations described in this report were made under the conditions stated herein. The conclusions presented in the report were based solely upon the services described herein, and not on scientific tasks or procedures beyond the scope of described services. Furthermore, such conclusions are based solely on site conditions, and rules and regulations which were in effect at the time of the assessment.

In preparing this report, USACE relied on certain information provided by state and local officials and other parties referenced herein, and on information contained in the files of state and/or local agencies available to USACE at the time of the site assessment. Although there may have been some degree of overlap in the information provided by these various sources, no attempt was made to independently verify the accuracy or completeness of all information reviewed or received during the course of this site assessment.

Observations were made of the site as indicated within the report. Where access to portions of the site was unavailable or limited, USACE renders no opinion as to the presence of indirect evidence relating to hazardous waste or petroleum products, in that portion of the site or structure.

Unless otherwise specified in the report, USACE did not perform testing or analyses to determine the presence or concentration of asbestos, radon, formaldehyde, lead-based paint, lead in drinking water, or electromagnetic fields at the site or in adjacent areas.

The purpose of this report was to assess the physical characteristics of the subject site with respect to the presence in the environment of HTRW or petroleum products. No specific attempt was made to check on the compliance of present or past owners or operators of the site with federal, state, or local laws and regulations, environmental or otherwise.

XI. References

E 1527-13: Standard Practice for Environmental Site Assessments – Phase I Environmental Site Assessment Process. American Society for Testing and Materials, West Conshohocken, Pennsylvania.

E 2247-08: Standard Practice for Environmental Site Assessments – Phase I Environmental Site Assessment Process for Forestland or Rural Property. American Society for Testing and Materials, West Conshohocken, Pennsylvania.

XII. Qualifications of the Environmental Professionals

Joseph Musso
Biologist/HTRW Specialist
US Army Corps of Engineers
New Orleans District
New Orleans, Louisiana

Work Experience:

Mr. Musso has over 25 years of experience in the private and public sector conducting environmental investigations and preparing environmental assessments and environmental impact statements.

Mr. Musso has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject site and declares that, to the best of his

professional knowledge and belief, he meets the definition of an Environmental Professional as defined under 40 CFR 312.

Academic Background:

B.S. Earth Sciences, University of New Orleans 1983

David Day
Biologist/ HTRW Specialist
US Army Corps of Engineers
New Orleans District New Orleans, Louisiana

Work Experience:

Mr. Day has over 7 years of experience as an environmental specialist in both the private and public sector. He has actively participated in projects related to toxic and hazardous waste site evaluation, hydrocarbon site assessments, surface water quality projects, Solid and Hazardous Waste management programs, and Pollution Prevention Plans over the course of his career. He is experienced in a wide range of environmental applications, including environmental management at the state and federal levels, compliance of facilities for industrial, domestic, and storm water regulations, and requirements for groundwater monitoring plans. He is experienced with both state and federal regulations regarding to radiation specifically Naturally Occurring Radioactive Material (NORM).

Mr. Day has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject site and declares that, to the best of his professional knowledge and belief, he meets the definition of an Environmental Professional as defined under 40 CFR 312.

Academic Background:

B.S. Environmental Science
University of New Orleans
2012

M.S. Environmental Science
Louisiana State University 2022

XIII. Appendices

Appendix A – Site Maps
Appendix B – Photographs

Appendix A

Site Maps

Figure 1: St. Tammany Parish Louisiana Feasibility Study: South West Slidell Google Earth.

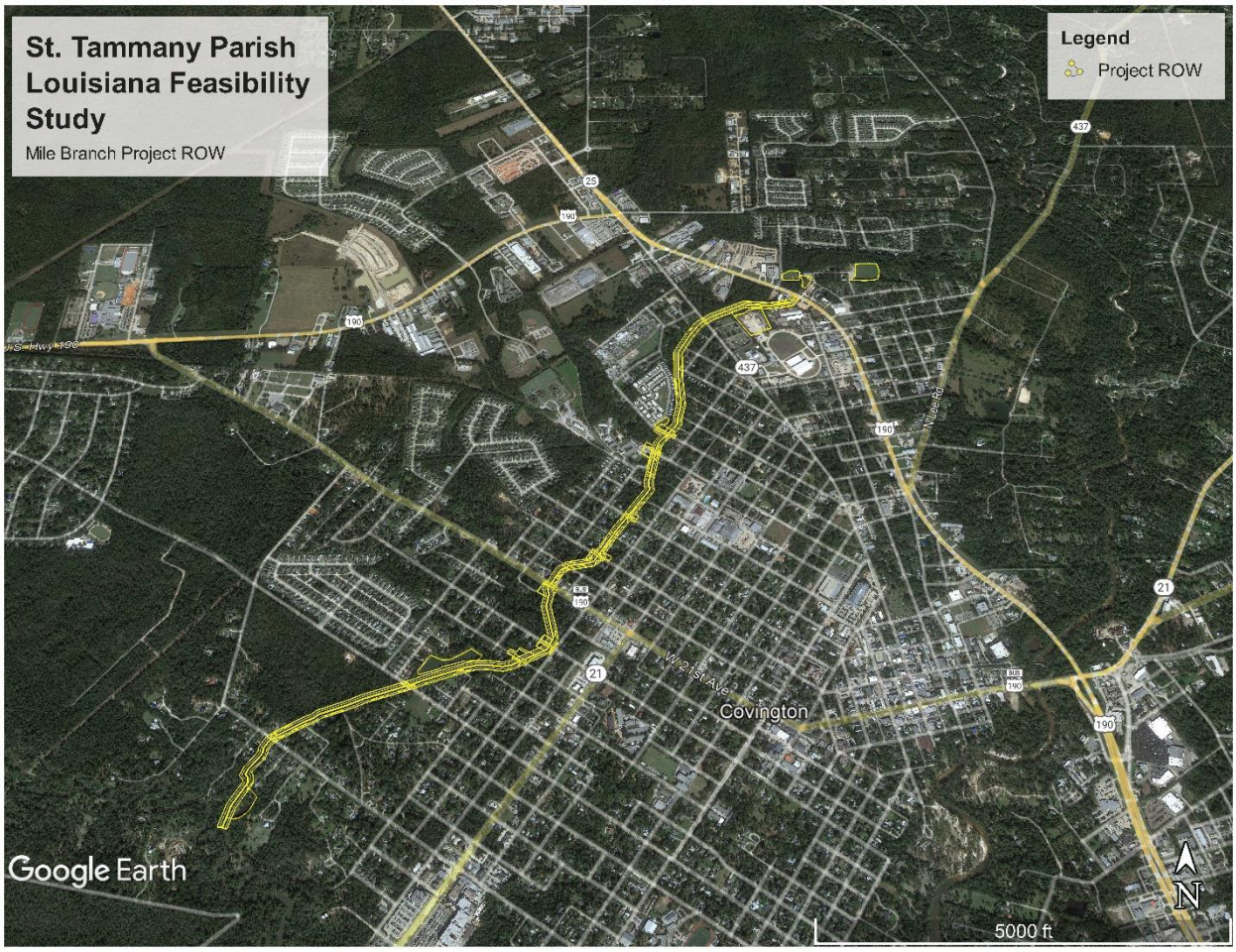


Figure 2: St. Tammany Parish Louisiana Feasibility Study Mile Branch: Google Earth.

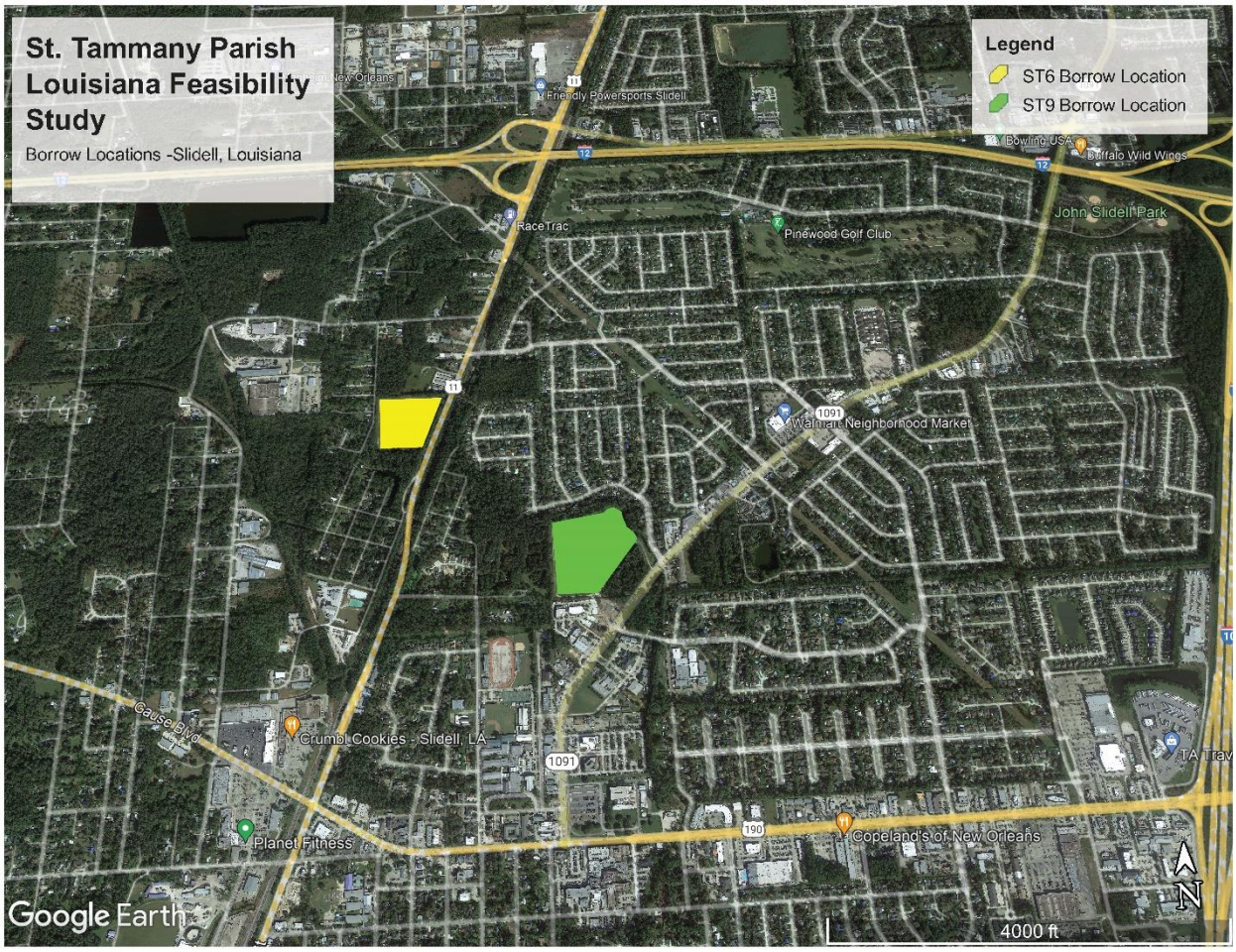


Figure 3: St. Tammany Parish Louisiana Feasibility Study Borrow Site Slidell, Louisiana: Google Earth.

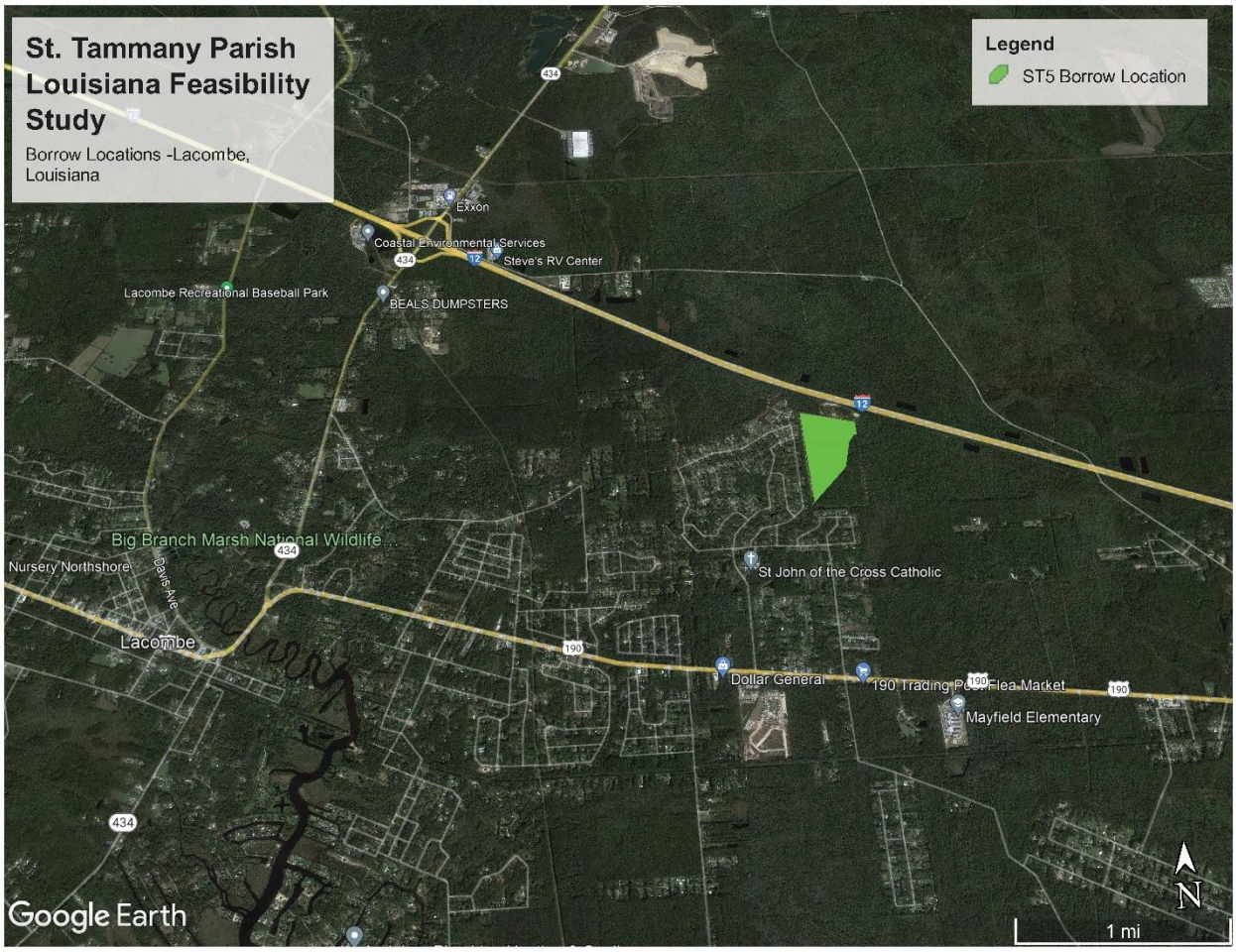


Figure 4: St. Tammany Parish Louisiana Feasibility Study Borrow Site Lacombe, Louisiana: Google Earth.

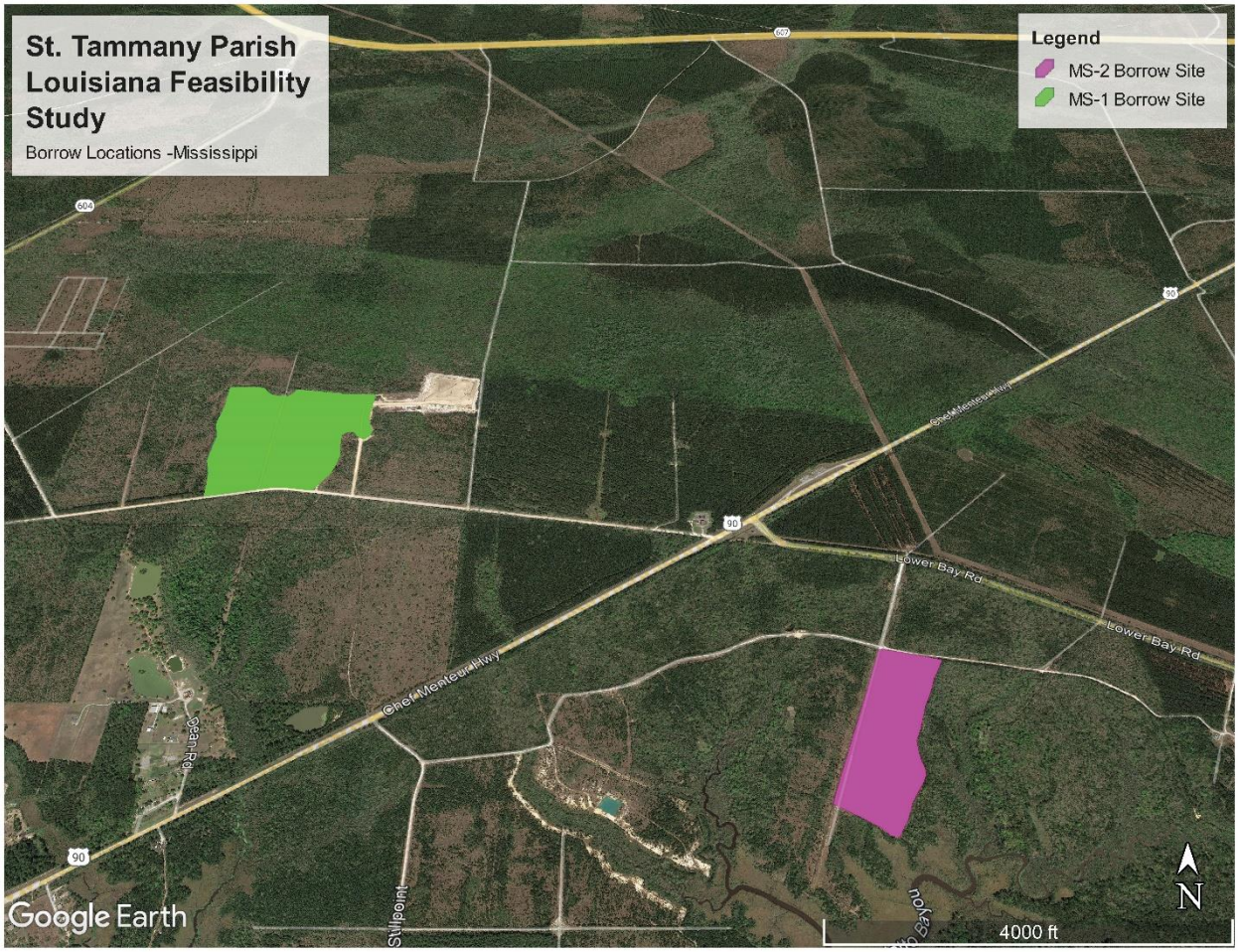


Figure 5: St. Tammany Parish Louisiana Feasibility Study Borrow Site, Mississippi: Google Earth.

Figure 6: St. Tammany Parish Louisiana Feasibility Study Mitigation Site: East Fontainebleau: Google Earth.

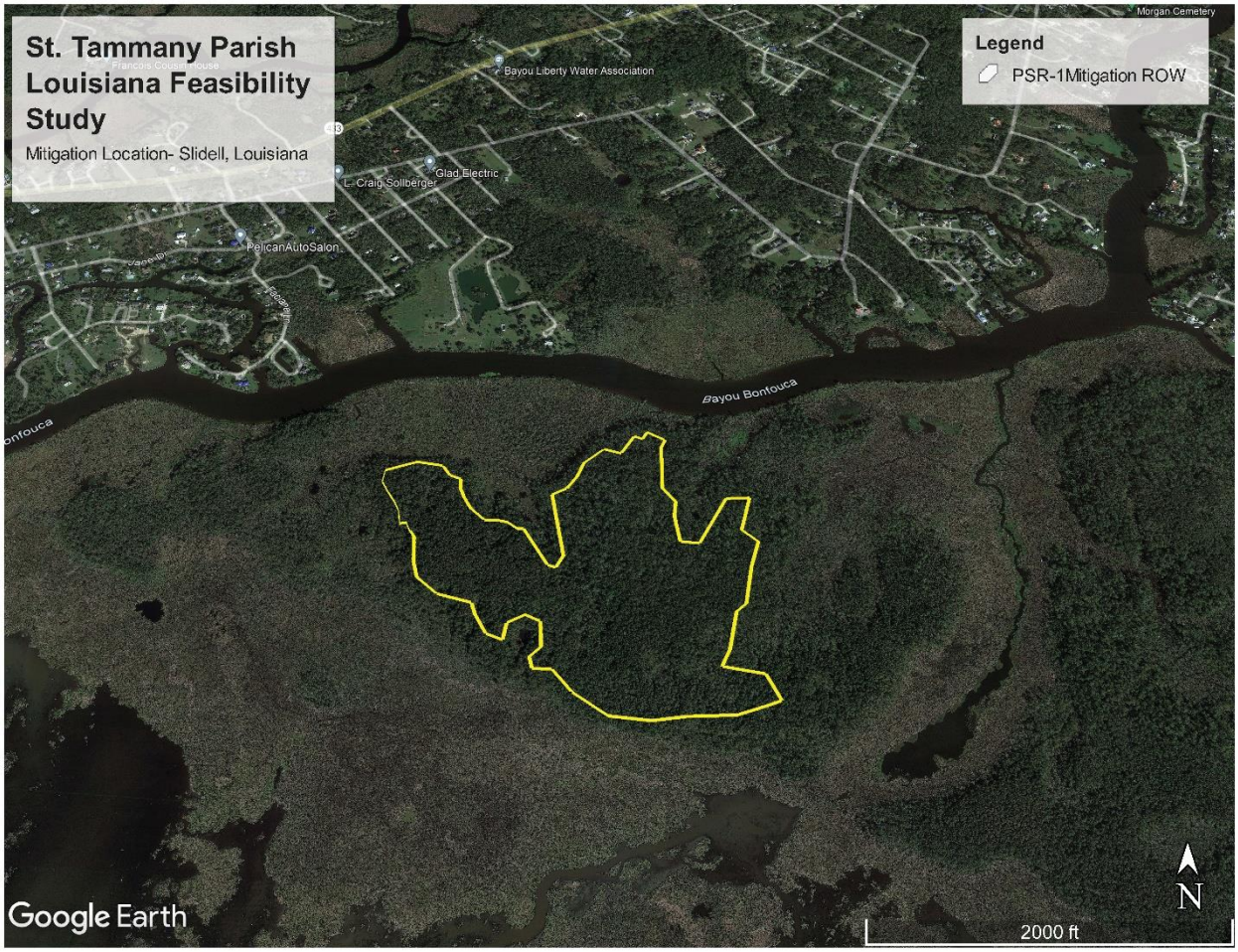


Figure 7: St. Tammany Parish Louisiana Feasibility Study Mitigation Site PSR-1: Google Earth.

Figure 8: St. Tammany Parish Louisiana Feasibility Study South and West Slidell: Oil and Gas

Figure 9: St. Tammany Parish Louisiana Feasibility Study Mile Branch: Oil and Gas.

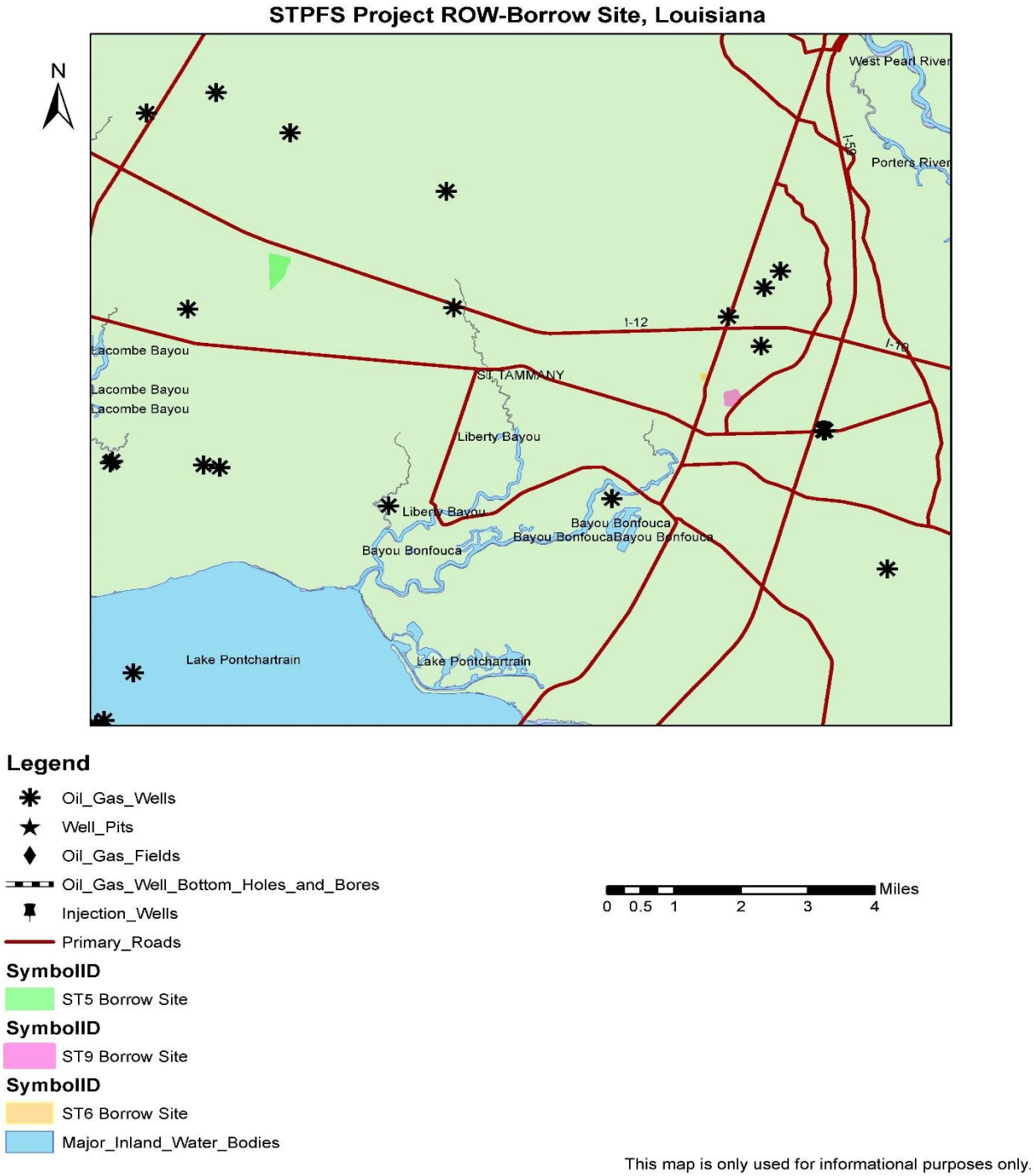


Figure 10: St. Tammany Parish Louisiana Feasibility Study Borrow Sites- Louisiana: Oil and Gas.

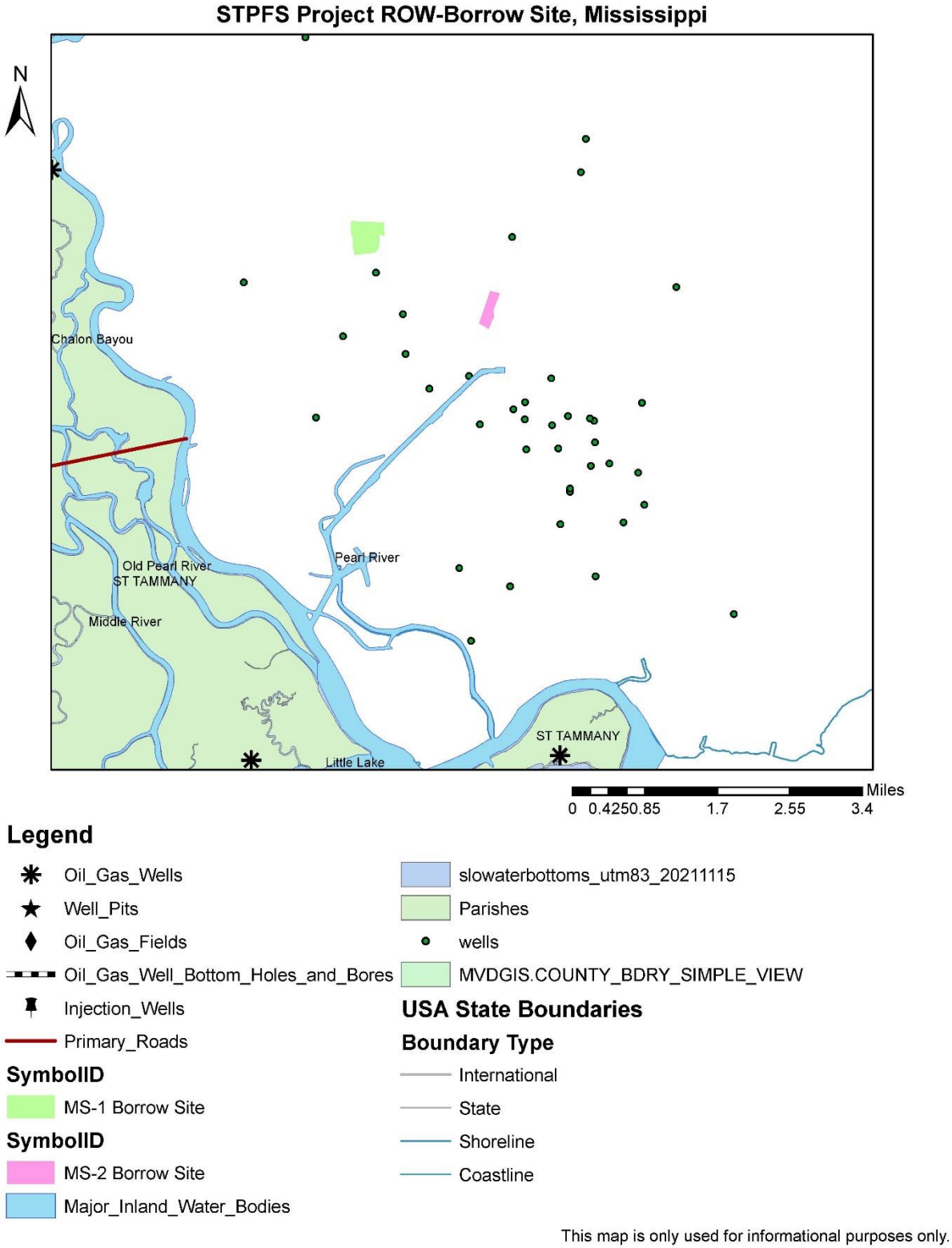


Figure 11: St. Tammany Parish Louisiana Feasibility Study Borrow Sites-Mississippi: Oil and Gas.

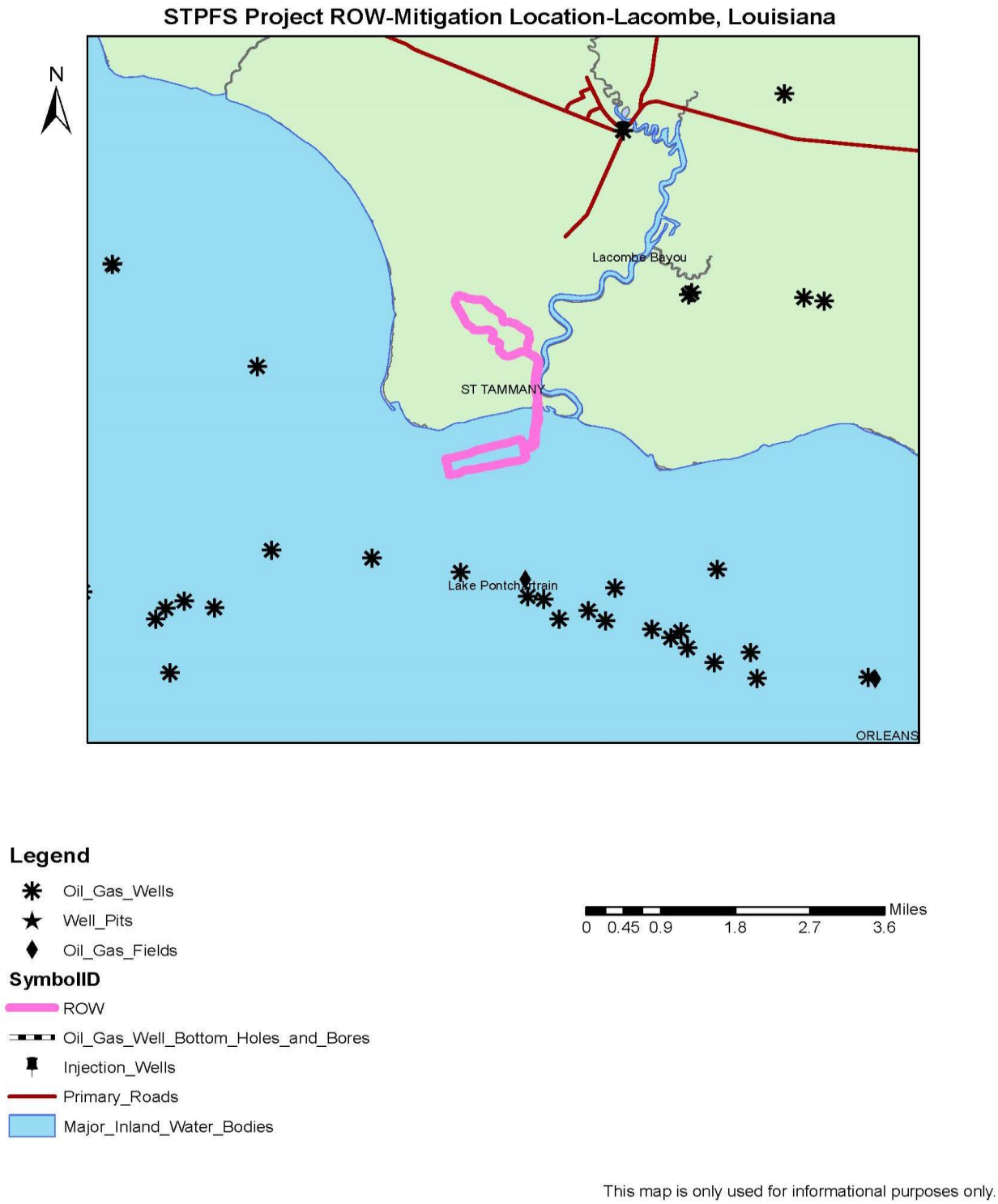


Figure 12: St. Tammany Parish Louisiana Feasibility Study: Mitigation-East Fontainebleau : Oil and Gas.

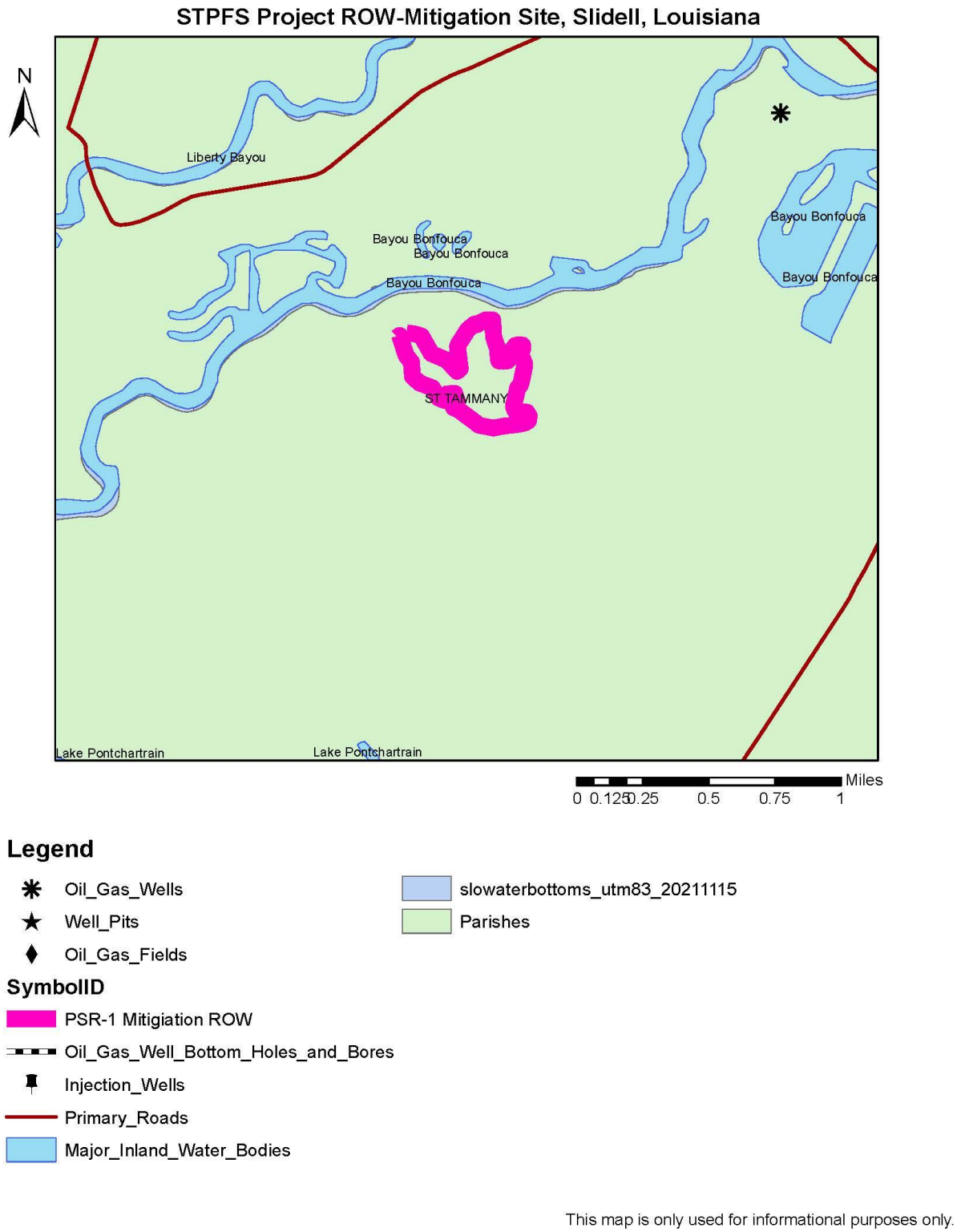


Figure 13: St. Tammany Parish Louisiana Feasibility Study Mitigation- PSR-1 : Oil and Gas.

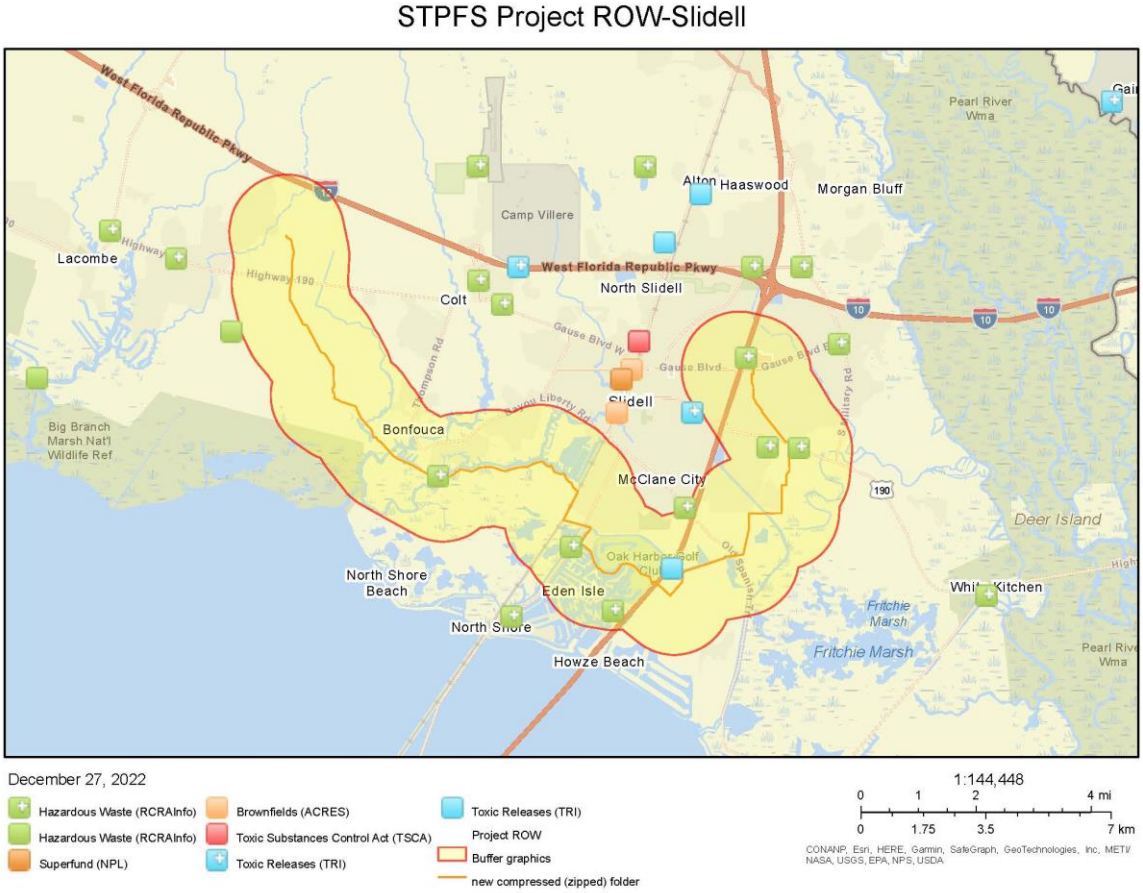


Figure 14: St. Tammany Parish Louisiana Feasibility Study South and West Slidell: NEPAssist.

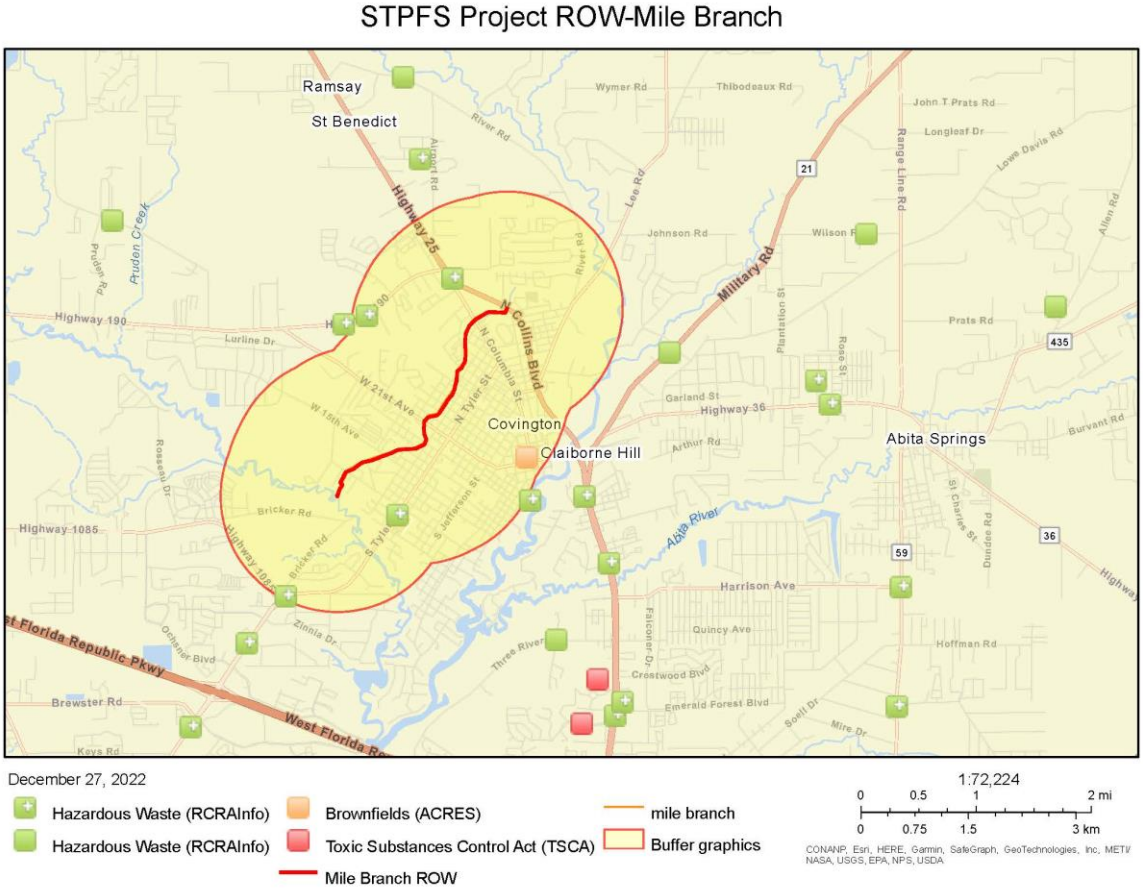


Figure 15: St. Tammany Parish Louisiana Feasibility Study Mile Branch: NEPAssist.

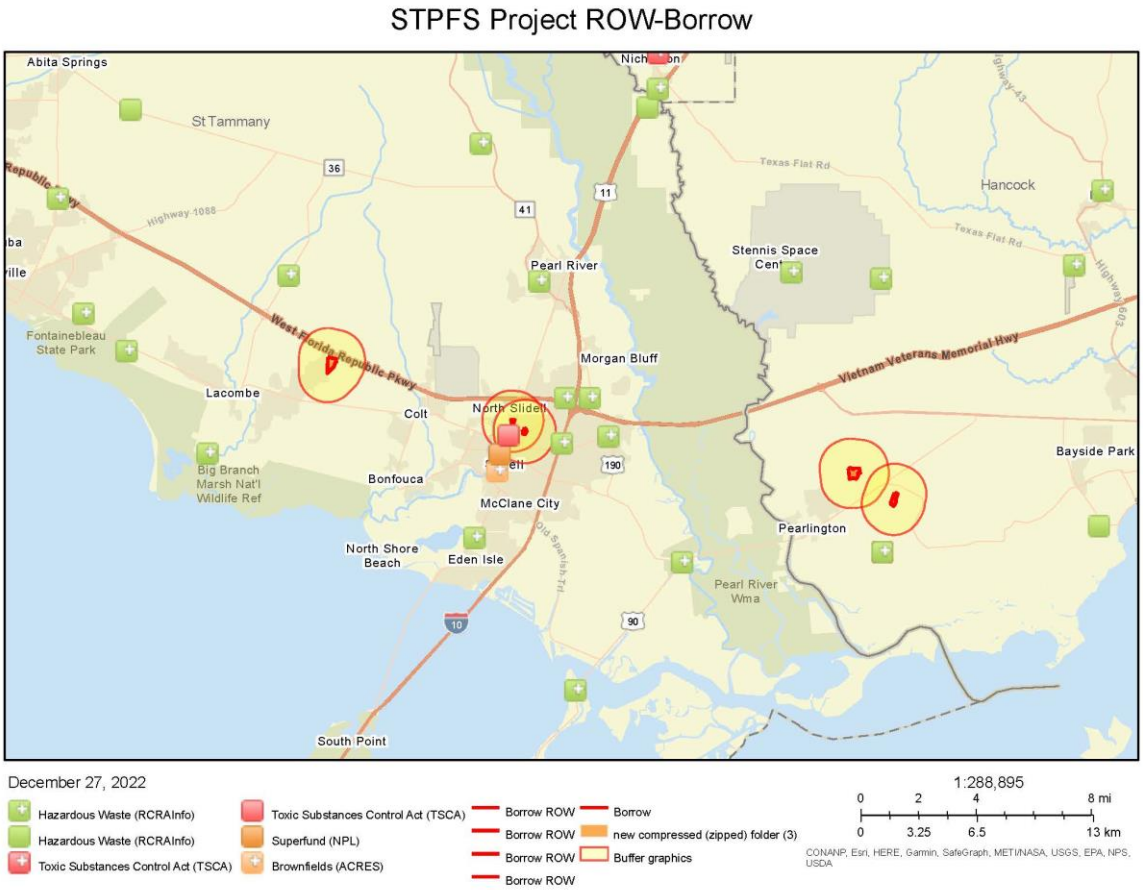


Figure 16: St. Tammany Parish Louisiana Feasibility Study Borrow Sites-Louisiana: NEPAssist.

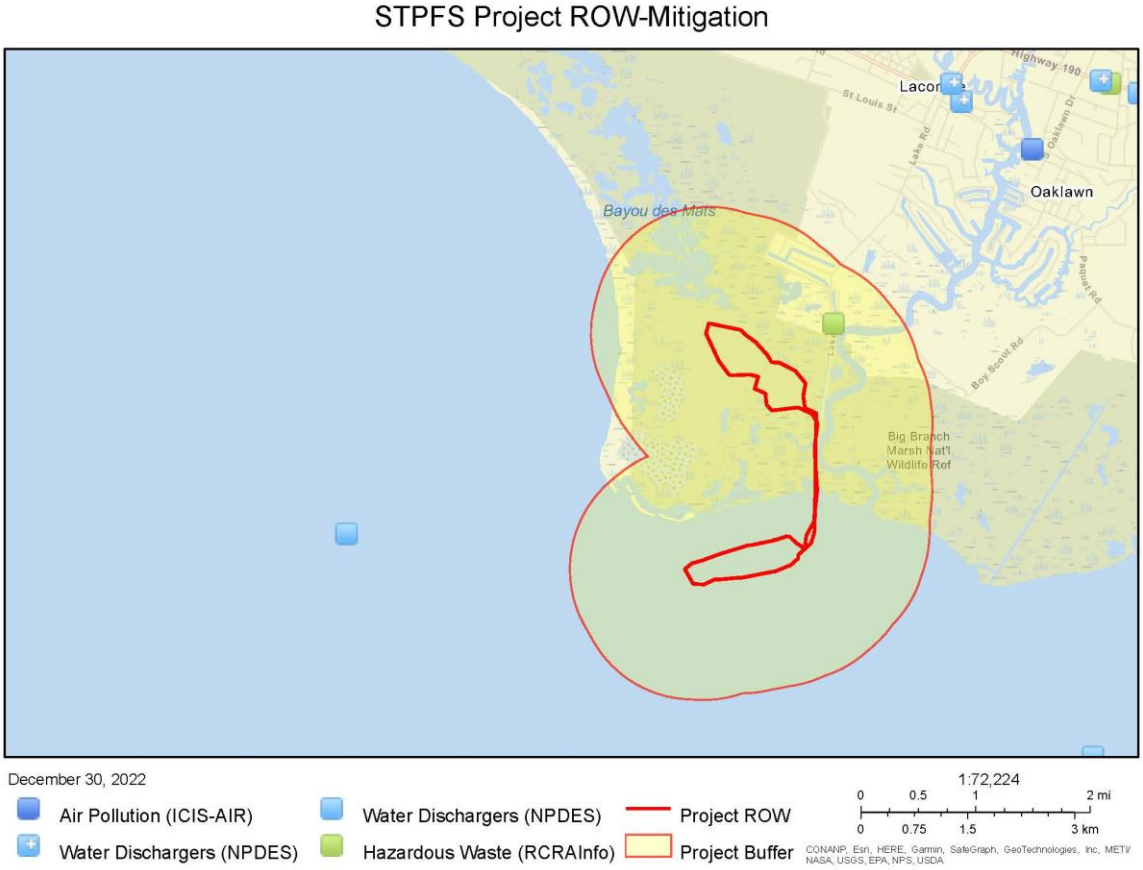


Figure 17: St. Tammany Parish Louisiana Feasibility Study Mitigation-East Fontainebleau: NEPAssist.

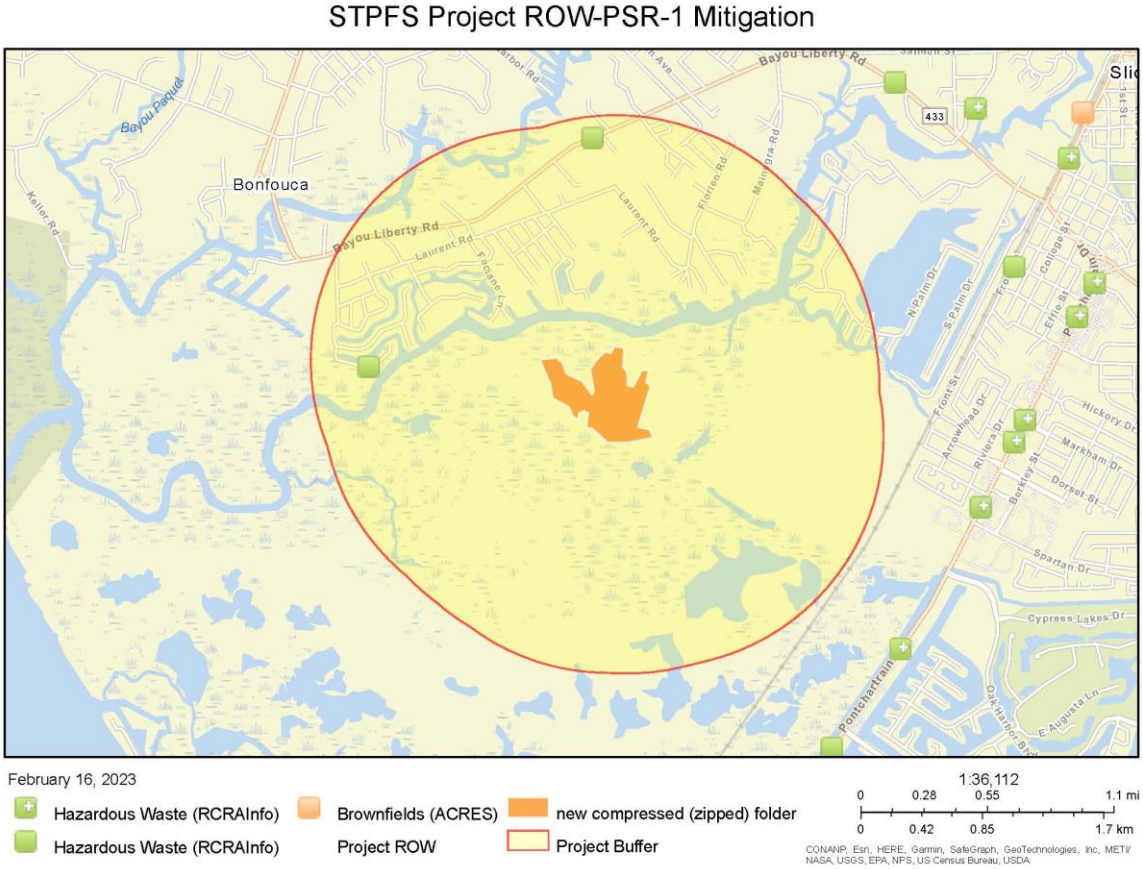


Figure 18: St. Tammany Parish Louisiana Feasibility Study Mitigation-PSR-1: NEPAssist.

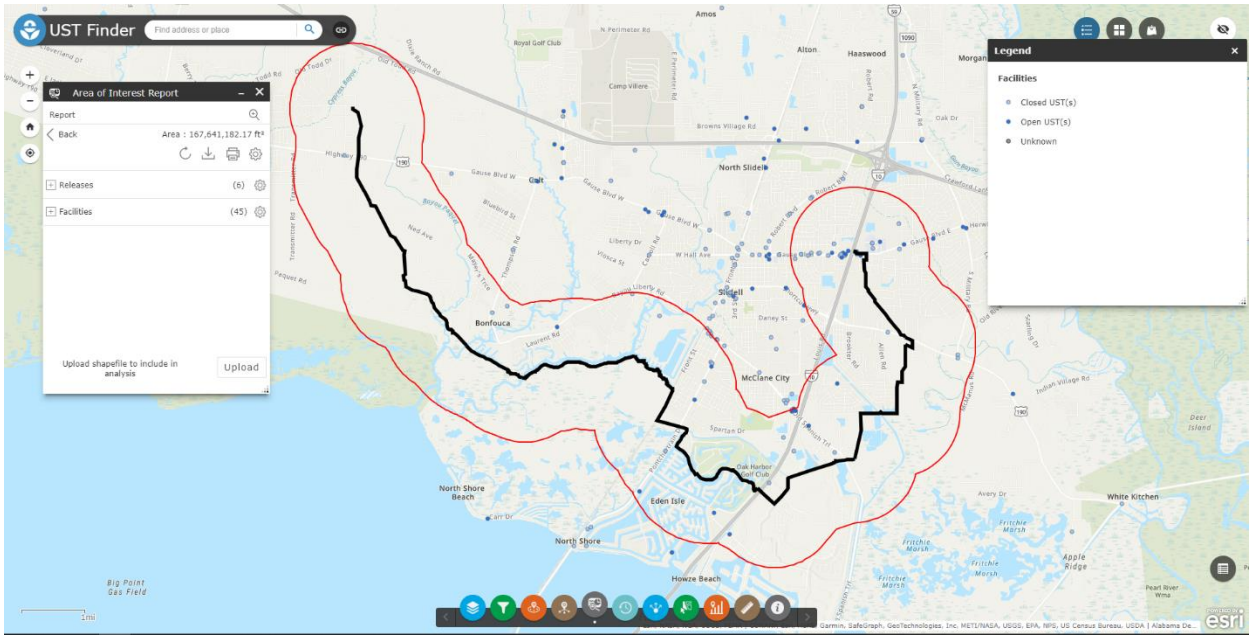


Figure 19: St. Tammany Parish Louisiana Feasibility Study South and West Slidell: UST.

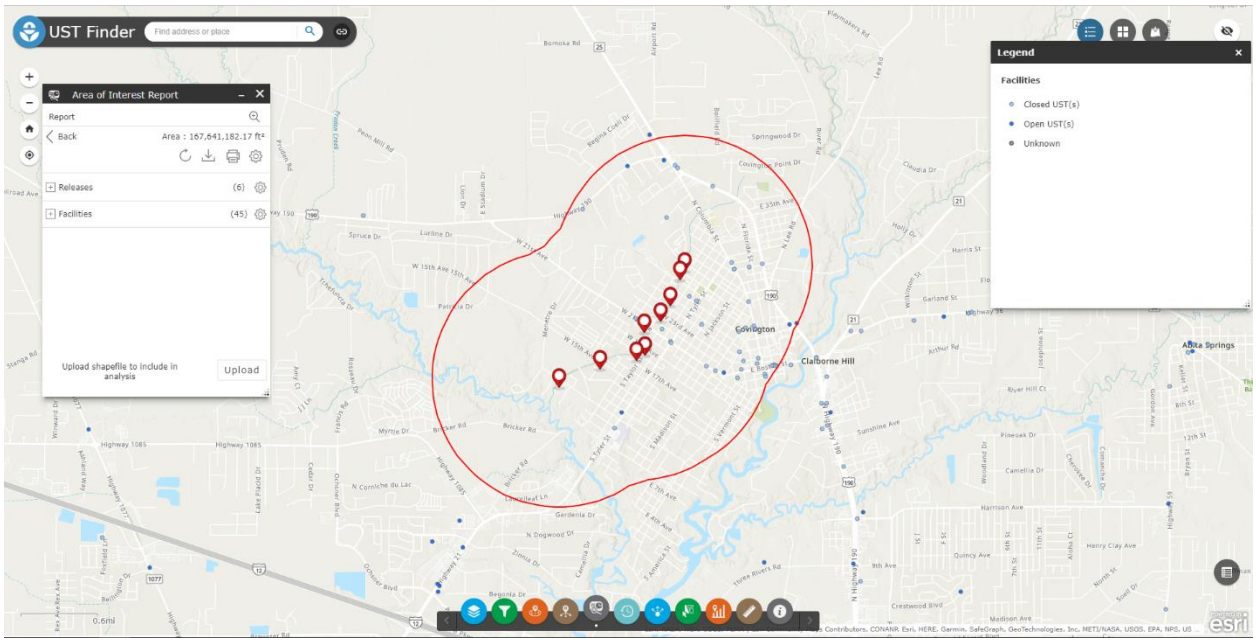


Figure 20: St. Tammany Parish Louisiana Feasibility Study Mile Branch: UST.

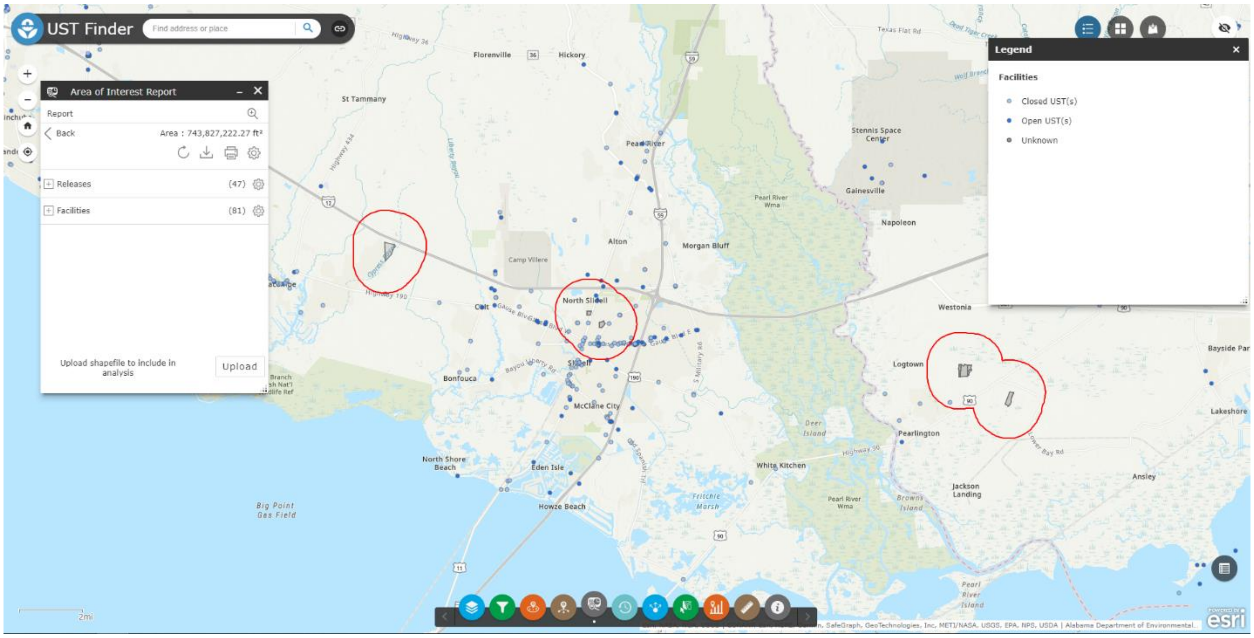


Figure 21: St. Tammany Parish Louisiana Feasibility Study Borrow Sites-Louisiana and Mississippi: UST.

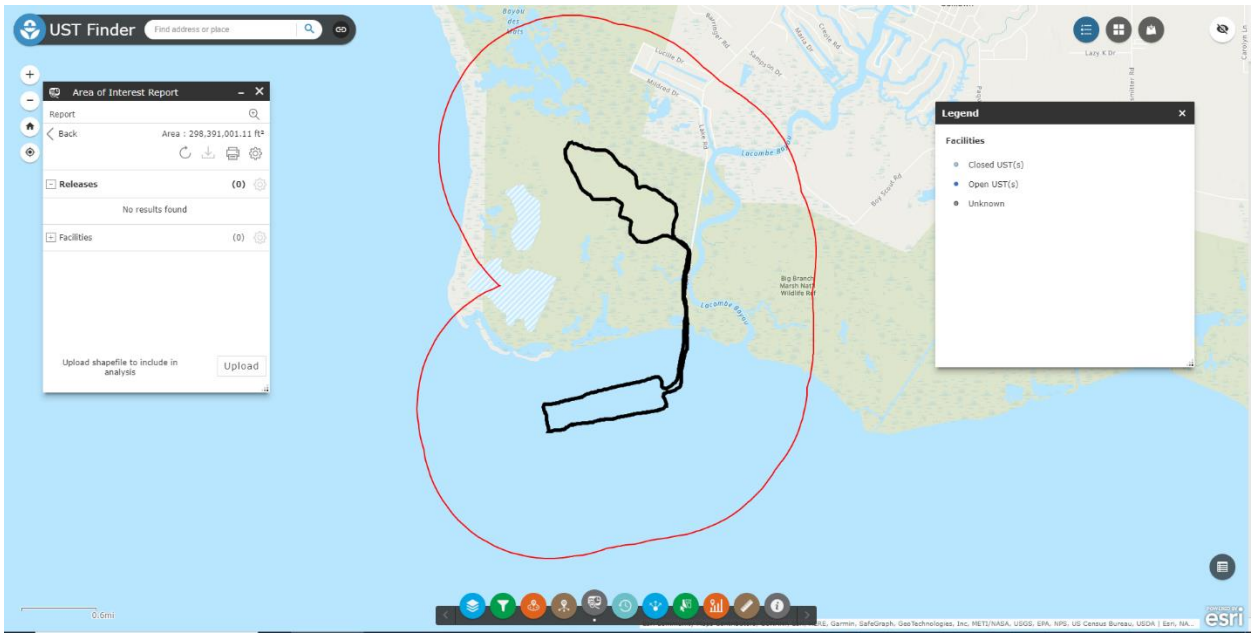


Figure 22: St. Tammany Parish Louisiana Feasibility Study Mitigation- East Fontainebleau: UST.

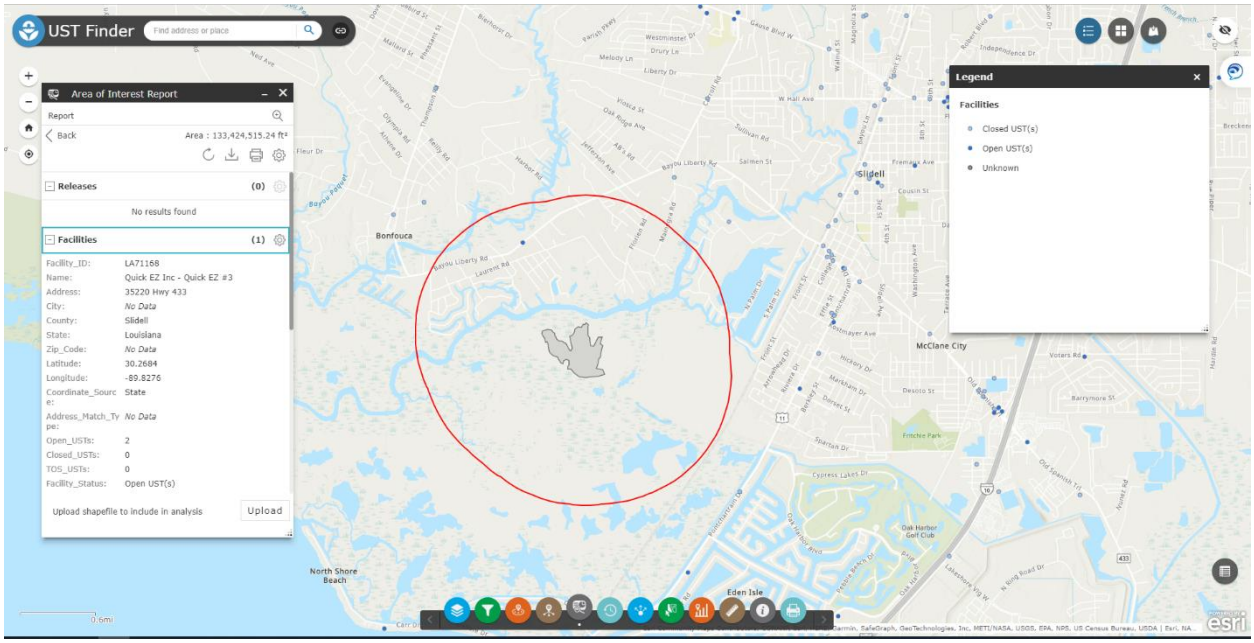


Figure 23: St. Tammany Parish Louisiana Feasibility Study Mitigation-PSR-1: UST.

Appendix B

Photographs

Photograph 1. Facing North. Photo taken from the most Northern portion of South and West Slidell ROW.

Photograph 2. Facing East. Photo taken from the most Northern portion of South and West Slidell ROW.

Photograph 3. Facing West. Photo taken from South and West Slidell ROW.

Photograph 3. Facing East. Photo taken from South and West Slidell ROW.

Photograph 4. Facing North. Photo taken from South and West Slidell ROW.

Photograph 5: Facing South. Photo taken from South and West Slidell ROW.

Photograph 6: Facing West. Photo taken from South and West Slidell ROW.

Photograph 7: Facing East. Photo taken from South and West Slidell ROW.

Photograph 8: Facing West. Photo taken from South and West Slidell ROW.

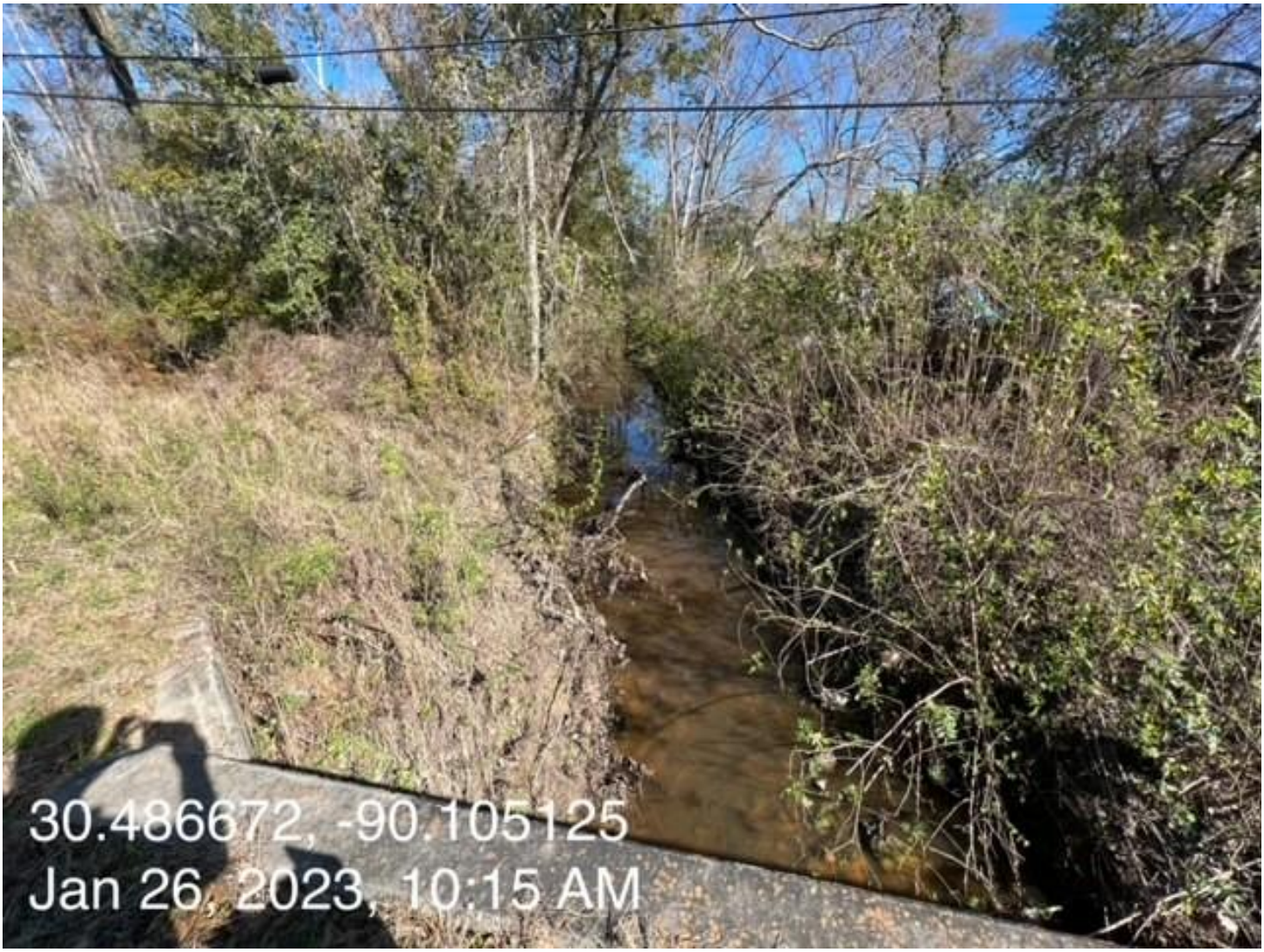
Photograph 9: Facing North. Photo taken from South and West Slidell ROW.

Photograph 10: Facing North. Photo take from Mile Branch ROW.

Photograph 11: Facing South. Photo take from Mile Branch ROW.

Photograph 12: Facing North. Photo take from Mile Branch ROW.

Photograph 13: Facing South. Photo take from Mile Branch ROW.



Photograph 14: Facing North. Photo take from Mile Branch ROW

Photograph 15: Facing South. Photo take from Mile Branch ROW. Two containment booms and 55-gallon drum within waterway.

Photograph 16: Facing Southeast. Photo take from Mile Branch ROW. Two containment booms and 55-gallon drum within waterway.

Photograph 17: Facing Northeast. Photo take from Mile Branch ROW. Two containment booms and 55-gallon drum within waterway.

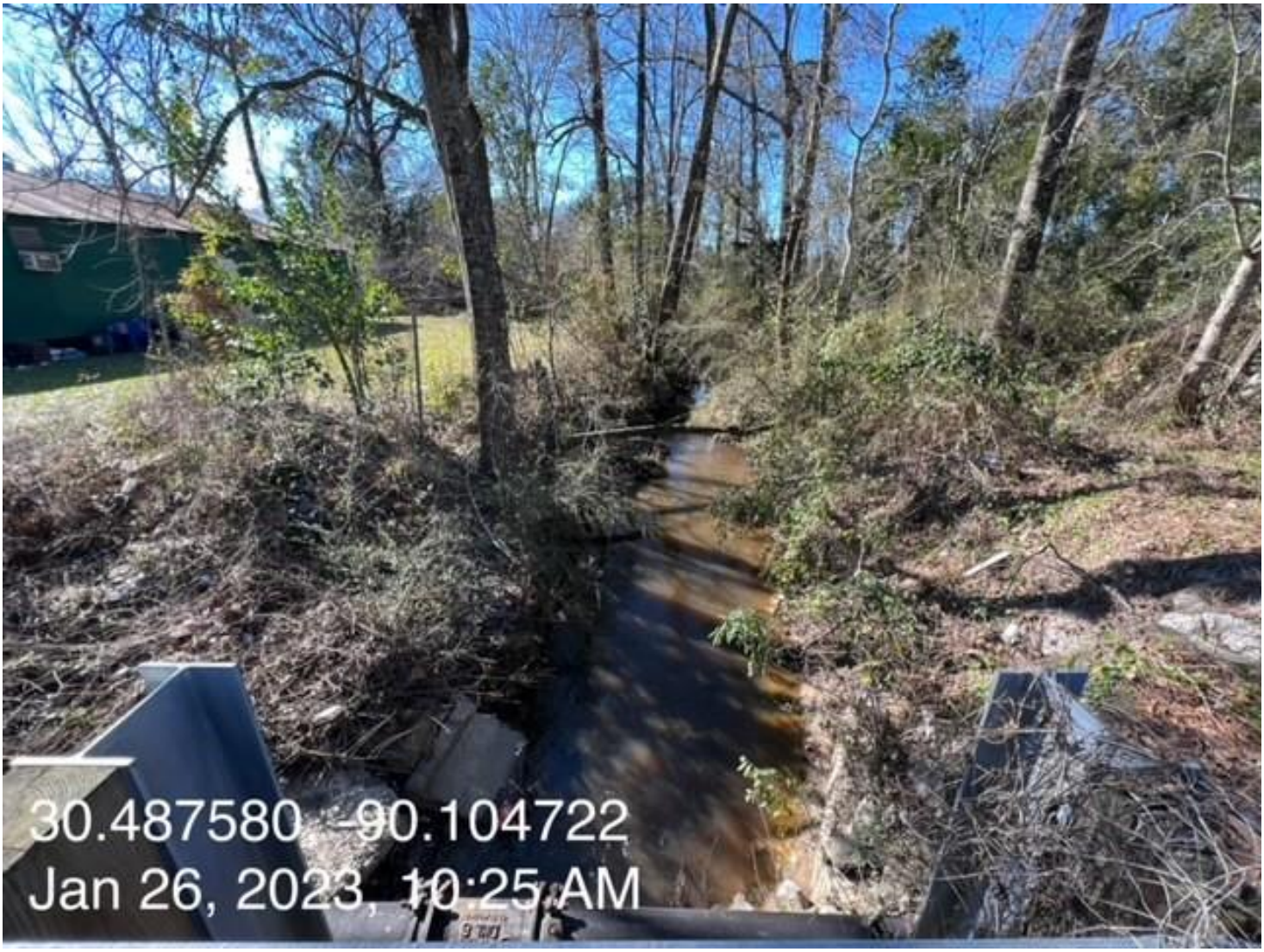
Photograph 18: Facing East. Photo take from Mile Branch ROW. Two containment booms and 55-gallon drum within waterway.

Photograph 19: Facing East. Photo take from Mile Branch ROW. Two containment booms and 55-gallon drum within waterway.

Photograph 20: Facing Northeast. Photo take from Mile Branch ROW. Two containment booms and 55-gallon drum within waterway.

Photograph 21: Facing Southeast. Photo take from Mile Branch ROW. Two containment booms and 55-gallon drum within waterway.

Photograph 22: Facing Southeast. Photo take from Mile Branch ROW. Two containment booms and 55-gallon drum within waterway.



Photograph 22: Facing South. Photo take from Mile Branch ROW.

Photograph 22: Facing Northwest. Photo take of Borrow site ST6 within Louisiana.

Photograph 22: Facing North. Photo take of Borrow site MS-1 within Mississippi.