

**FINAL**

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

**Parish Line Pump Station  
Jefferson Parish, Louisiana**

**April 2007**

Submitted to:

U.S. Army Corps of Engineers. New Orleans District  
Hurricane Protection Office  
7400 Leake Avenue  
New Orleans, LA 70118

Submitted by:

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**Parish Line Pump Station**  
**Jefferson Parish, Louisiana**

**EXECUTIVE SUMMARY**

This Phase I Environmental Site Assessment (ESA) report was prepared to support the U.S. Army Corps of Engineers, New Orleans District (hereafter referred to as the User) construction of infrastructure and improvements to the Parish Line Pump Station property (hereafter referred to as the subject property), owned by Jefferson Parish. The 1.2-acre parcel is located at the west end of Canal No. 12 adjacent to the Jefferson Parish line and marshes that comprise the Lake Ponchartrain south shore, at 3100 Grand Lake Boulevard, Kenner, Louisiana. The subject property is currently a developed site with an established drainage pump station and storage facilities.

This report was prepared and the site reconnaissance was conducted according to the American Society for Testing and Materials (ASTM) guidelines (ASTM E1527-05), which define good commercial and customary practices in the U.S. for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (42 USC 9601) and petroleum products.

According to information gathered from document searches, interviews, and the site reconnaissance, Gulf South Research Corporation (GSRC) found no *recognized environmental conditions* related to operations of the pump station facility that may affect the subject property.

**SIGNIFICANT ASSUMPTIONS**

No significant assumptions were made regarding this assessment.

**LIMITATIONS AND EXCEPTIONS OF ASSESSMENT**

By contract agreement with the User, no title search or search of recorded property documents was conducted as part of this assessment.

**USER RELIANCE**

This report has been prepared by GSRC for the User. It is intended for the sole use by the User, and no other person or entity may use or rely on any such report for any purpose.

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## **1.0 PURPOSE OF THE PHASE I ENVIRONMENTAL SITE ASSESSMENT**

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The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the processes described herein, *recognized environmental conditions* in connection with the subject property and to provide an opinion on: (1) indications that petroleum products or hazardous or toxic materials and/or waste exist, or have existed, on or adjacent to the subject property that could potentially have an adverse impact; (2) indications of possible contamination, based upon observable conditions and readily available and reviewed public records or information; (3) the possibility that violations of current environmental regulations have occurred, or are occurring, on the subject property; (4) the potential for spilled, leaked, or improperly handled hazardous substances or petroleum products to migrate to or from the subject property; and (5) the existence of unsafe or unhealthful conditions on the subject property.

### **1.1 BOUNDARIES OF THE PROPERTY AND SURVEY AREA**

The subject property is located in Jefferson Parish (Figure 1) at 3100 Grand Lake Boulevard, Kenner, Louisiana adjacent to the Lake Ponchartrain marsh shoreline, as shown in Figures 2 and 3. A site plan was provided by the Jefferson Parish Department of Drainage. Global Positioning System (GPS) coordinates were taken in the field at the presumed property boundaries for comparison with the site plan and to geo-reference the site on historic maps and aerial photographs.

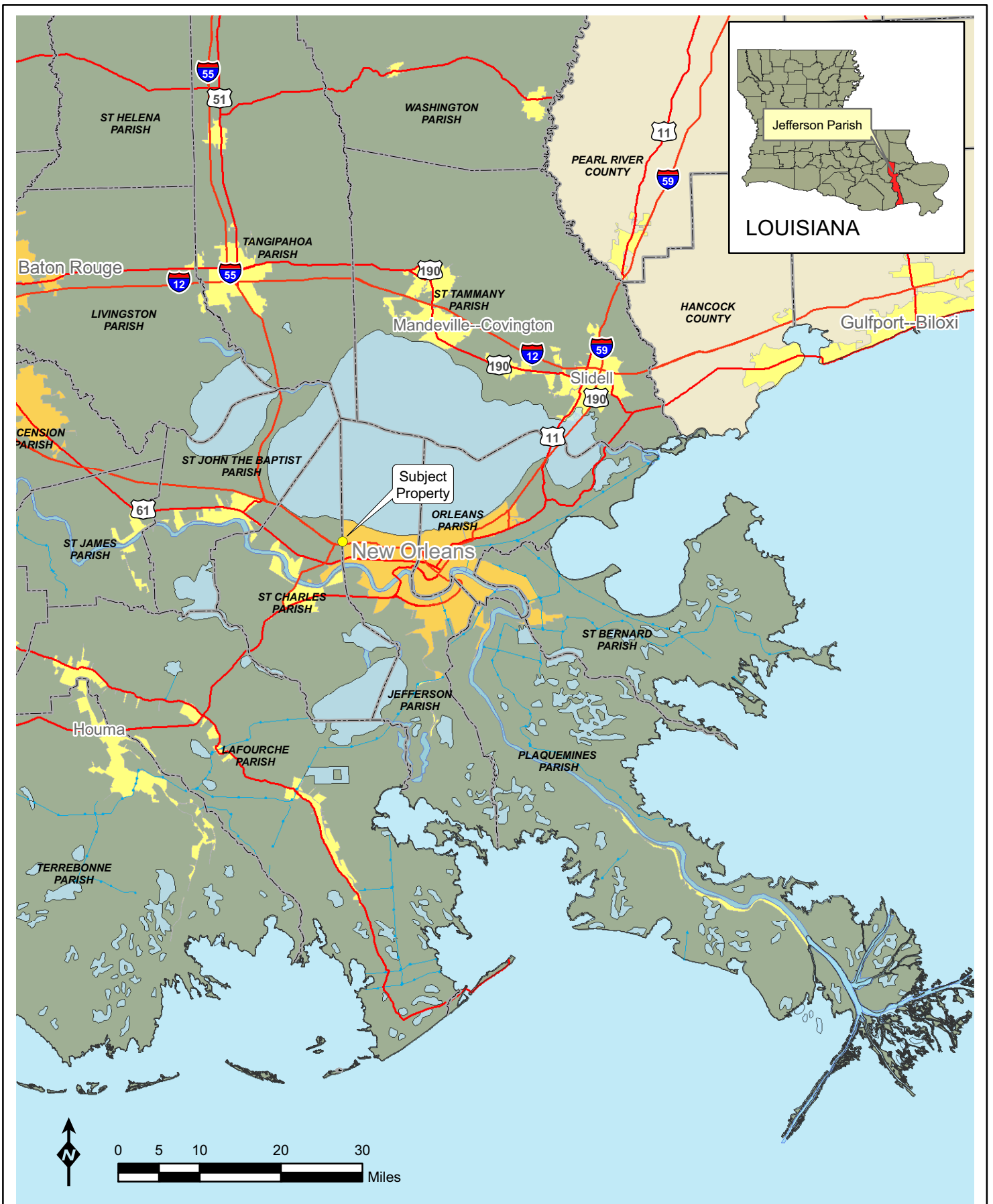


Figure 1: Vicinity Map



March 2007



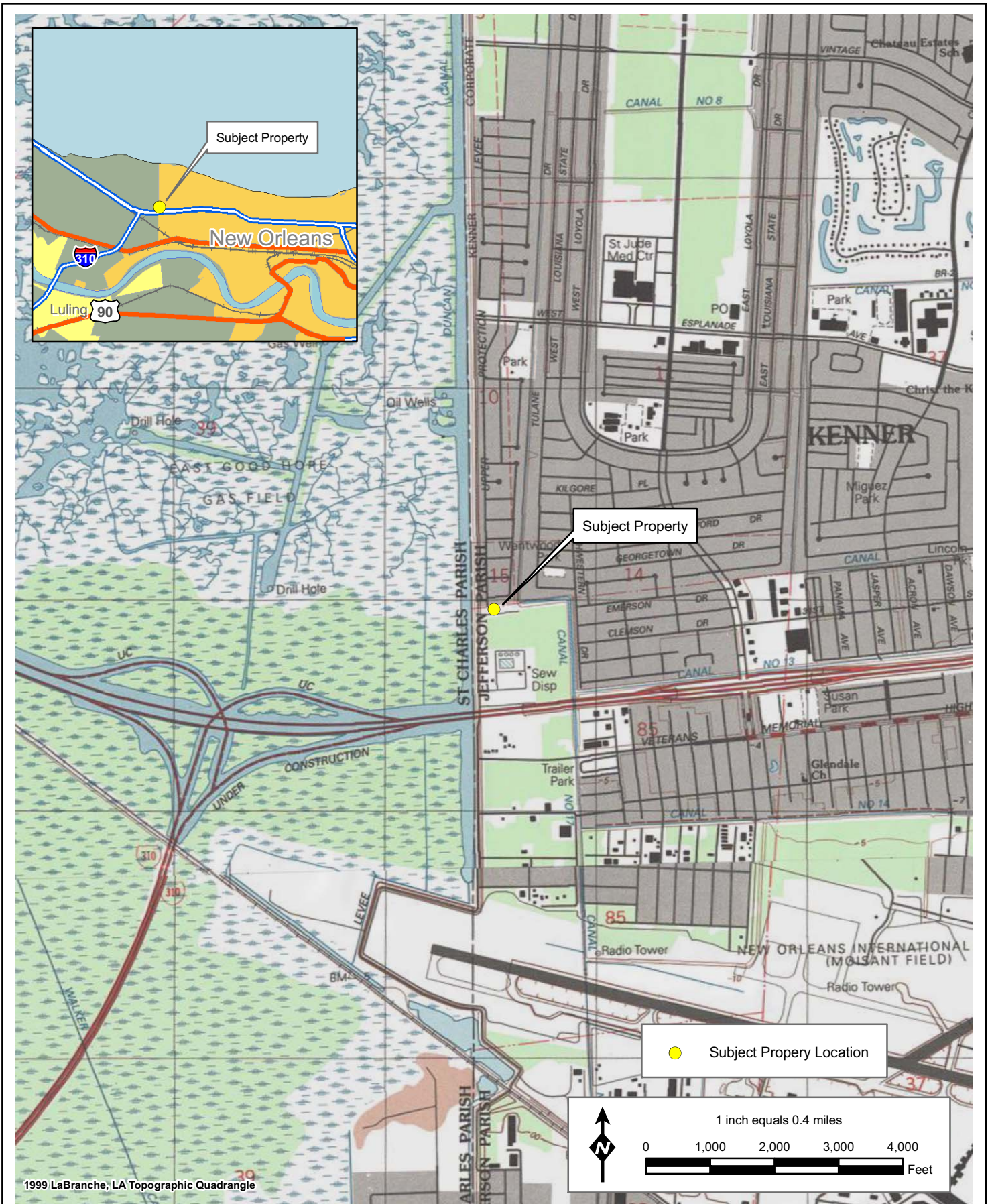


Figure 2: Parish Line Pump Station Location



March 2007





Figure 3: Parish Line Pump Station Area



March 2007

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## 2.0 SURVEY METHODOLOGY

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### 2.1 APPROACH AND RATIONALE

This report was produced in accordance with the following:

“The ASTM guidelines (ASTM E1527-05) which define good commercial and customary practices in the U.S. for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the CERCLA (42 USC 9601) and petroleum products. This practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability; that is, the practice that constitutes all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice.”

GSRC’s scope of services for this project included four major components: (1) Federal, state, and local environmental records review, including a review of historical and physical setting records; (2) a site reconnaissance to search for visible indications of impacts or potential impacts to the environment or human health and safety; (3) interviews with key site personnel and local government officials; and (4) the preparation of this report. Following ASTM guidelines, the review of individual component items is subject to the “reasonable ascertainability” of that item.

The conditions disclosed by this investigation have been separated into the following categories of environmental conditions:

- *Recognized environmental condition* – A recognized environmental condition is defined in ASTM Practice E1527-05 as “the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicated an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws.”
- *Historical recognized environmental condition* – A historical recognized environmental condition is defined in ASTM Practice E1527-05 as an “environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. The final decision rests with the environmental professional and will be influenced by the current impact of the historical recognized environmental condition on the property. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the

responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered a historical recognized environmental condition.”

- *De minimis condition* – A *de minimis condition* is defined in ASTM Practice E1527-05 as conditions “that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

The subject property parcel was accessible by vehicle and by foot. The site reconnaissance consisted of a thorough walk-through of the subject property, and the objective of the site reconnaissance was to obtain information indicating the likelihood of identifying any *recognized environmental conditions* in connection with the subject property. The term is not intended to include *de minimis conditions*. Observations were mainly focused on the subject property and any structures located on the subject property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles.

## **2.2 USER PROVIDED INFORMATION**

### **2.2.1 Title Records**

No title records were provided by the User. Past ownership of the subject property was verified by interviews with the property owner’s representative.

### **2.2.2 Environmental Liens or Activity and Use Limitations**

No environmental liens or activity and use limitations were reported by the User. No environmental liens or activity and use limitations were reported by the subject property owner. Since there have been no prior owners of the property, the current owner’s statement is considered conclusive.

### **2.2.3 Specialized Knowledge**

Historical and current knowledge of the subject property was provided by interviews with the subject property owner’s representative.

### **2.2.4 Valuation Reduction for Environmental Issues**

No valuation reduction for environmental issues was reported by the User or the subject property owner. Since the subject property has been owned by the current owner since prior to



the first development of the property, and no sale of the property is pending, valuation reductions do not apply in this case.

## **2.3 LIMITATIONS AND EXCEPTIONS**

The only limitation or exception made to the ASTM Practice E1527-05 was the lack of title records search or recorded document search for the subject property by contract agreement with the User. Interviews with the subject property owner were used to verify the past ownership of the property and the presence or absence of use limitations on the property.

## **2.4 DESCRIPTION OF DOCUMENTS REVIEWED**

### **Federal and State Environmental Databases**

GSRC contracted Environmental Data Resources (EDR) to search Federal and state environmental databases that track activities associated with hazardous waste and incidents that have resulted in major environmental impairment. These databases are prepared and maintained by various Federal and state environmental agencies such as the U.S. Environmental Protection Agency (EPA) and the Louisiana Department of Environmental Quality (LDEQ). The minimum appropriate search distance was 1 mile from the subject property's boundary. The EDR report for the Parish Line Pump Station to Duncan Pump Station Corridor Study showing all information pertaining to the database searches is presented in Volume II (C). A summary listing of the Federal and state databases searched can be found on pages 1 and 2 of the Executive Summary in the EDR report in Volume II (C). Descriptions of the type and currency of data in those databases can be found on pages GR-1 through GR-14 of the EDR report.

GSRC conducted searches on the LDEQ website and EPA databases via the Internet such as Enforcement and Compliance History Online (ECHO) and Envirofacts Warehouse. No information regarding additional environmental concerns, other than those reported by EDR, within or in the vicinity of the subject property was found in the Federal or state databases (LDEQ 2007 and EPA 2007).

The EDR report indicated that Safety Kleen Corporation, located at 14 26<sup>th</sup> Street had numerous violations of environmental regulations related to documentation of hazardous waste stored and

managed at the facility. Violations were reported in the Resource Conservation and Recovery Act (RCRA-SQG), Facility Index System/Facility Registry System (FINDS), RCRA-TSDF and Corrective Action Report (CORRACTS) databases. In addition, the RCRA-LQG and CORRACTS databases reported spills of hazardous materials at the facility in 1991, 1994, 2001 and 2003 which required cleanup and generated monetary fines. This facility is classified as a large quantity generator, and it is located approximately 0.7 mile south of the subject property. Due to the distance from the subject property and the intervening location of the Interstate Highway 10 corridor, this site does not pose a business environmental risk to the subject property.

EDR reported 32 sites/facilities that could not be accurately located and mapped (orphan sites) in the vicinity of the subject property. Ground reconnaissance revealed that none of the orphan sites is located within the minimum appropriate search radius of the subject property that may result in a business environmental risk to the subject property.

### **Sanborn Insurance Maps**

No insurance map coverage was available for the subject property area.

### **Historical Maps/Aerial Photographs**

Historical topographic maps and aerial photographs provided by the User were used for this report, since they provided the most comprehensive coverage of the subject property. Historical quadrangle maps were available for years spanning 1892 to 1999. Historic aerial photographs were available from 1947 to 2005. These maps and photographs typically show any development or habitat changes over time. The historical topographic quadrangles and aerial photographs reviewed by GSRC are listed in Table 1 and are included in Appendix A.

## **2.5 SUBJECT PROPERTY INSPECTIONS/OBSERVATIONS**

Photographs of the subject property parcels are presented in Appendix B, and the locations of photographs are shown in Figure 4. A site plan is shown in Figure 5. A site reconnaissance was conducted on March 7, 2007 by Denise Ford and Greg Lacy. The focus of the effort was to investigate the subject property for visual evidence of potential hazardous or toxic substances, or the presence of potential sources for environmental impacts, such as drums, petroleum products and underground storage tanks (USTs). The subject property was accessible by foot

and by vehicle, and was inspected for any *recognized environmental conditions*. The subject property is currently being used for an active drainage pumping station by Jefferson Parish.

**Table 1. Historical Topographic Quadrangles/Aerial Photographs Reviewed**

DATE	QUADRANGLE/PHOTOGRAPH NAME	SCALE
1892	Bonnet Carre, LA 7.5-Minute Quadrangle	1:24,000
1928	Bonnet Carre, LA 7.5-Minute Quadrangle	1:24,000
1936	Bonnet Carre, LA 7.5-Minute Quadrangle	1:24,000
1947	Aerial Photograph	---
1956	Aerial Photograph	---
1957	Bonnet Carre, LA 7.5-Minute Quadrangle	1:24,000
1967	Aerial Photograph	---
1969	Bonnet Carre, LA 7.5-Minute Quadrangle	1:24,000
1981	Aerial Photograph	---
1998	USGS DOQQ Aerial Photograph	1:24,000
1999	LaBranche, LA 7.5-Minute Quadrangle	1:24,000
2004	USGS DOQQ Aerial Photograph	1:24,000
2005	USGS DOQQ Aerial Photograph	1:24,000

Sources: U.S. Geological Survey, U. S. Army Corps of Engineers

The subject property consists of approximately 1.2 acres, as defined by a GPS survey of the observed property boundaries in the field. There is a pump station structure on the property, and a temporary storage container (Connex box) (Photograph 8, Appendix B). According to the operator of the station, the container contains spare parts and equipment. The ground is relatively flat terrain covered with either gravel/shell, grass or concrete. All of the property appears to have been previously disturbed by construction or grading.

The main pump station facility is located at the west end of Canal No. 12, and it discharges into the Lake Ponchartrain marsh on the opposite side of the levee. The subject property is bordered on the south and west by undeveloped swamp and bottomland hardwood forest. It is bordered on the northeast and north by residential subdivisions. A wastewater treatment plant is located approximately 400 feet to the south, separated from the subject property by the canal and hardwood forest. Numerous fuel storage tanks were visible at the wastewater treatment plant (Photograph 11, Appendix B) with a containment basin surrounding them.

All of the new and used oil on the subject property is kept under cover in 55-gallon drums in the pump station building, and the drums are recycled by a licensed transporter. No containers of hazardous materials were observed open or exposed to weather conditions on the property.

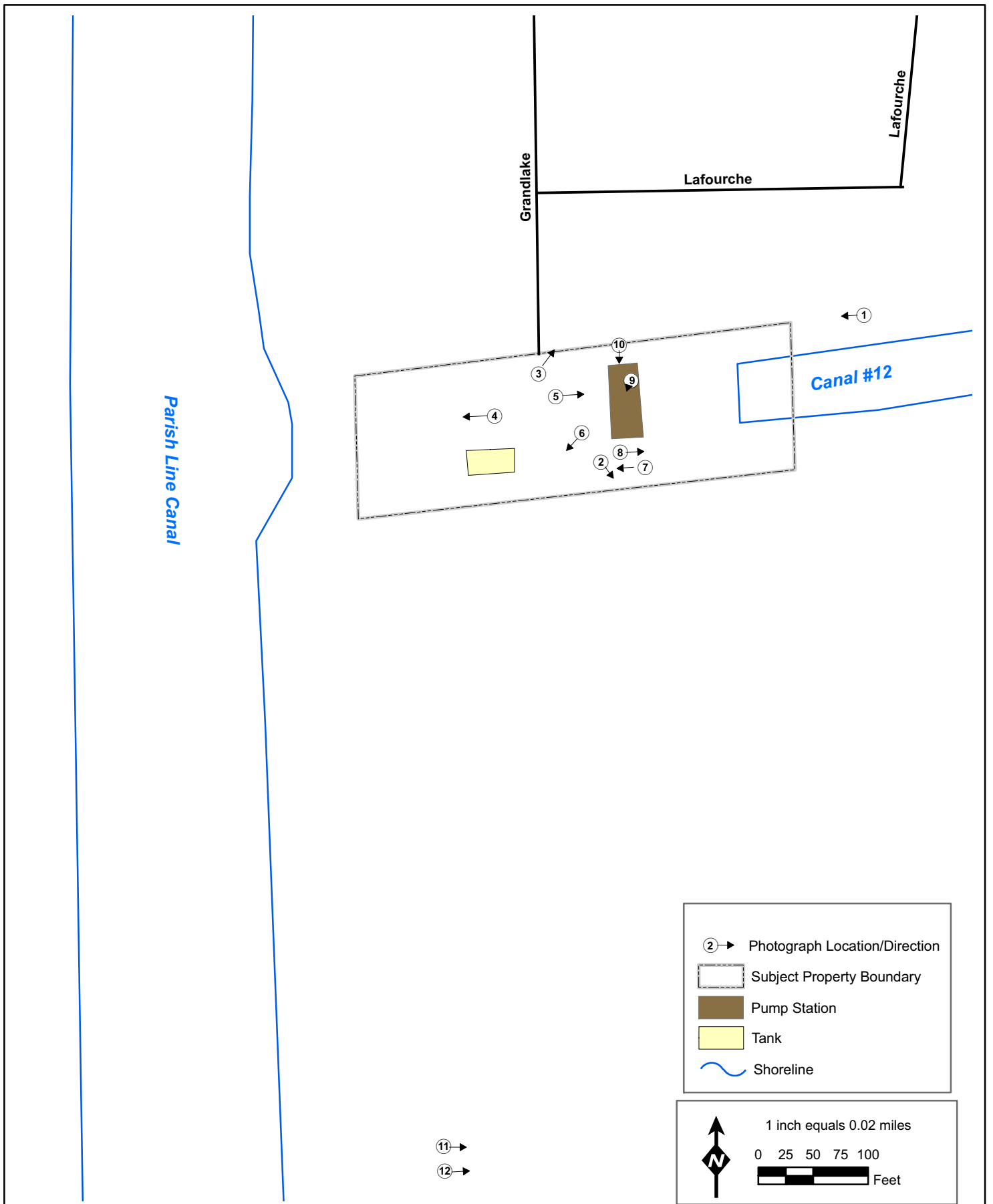


Figure 4: Survey Map of Parish Line Pump Station



March 2007

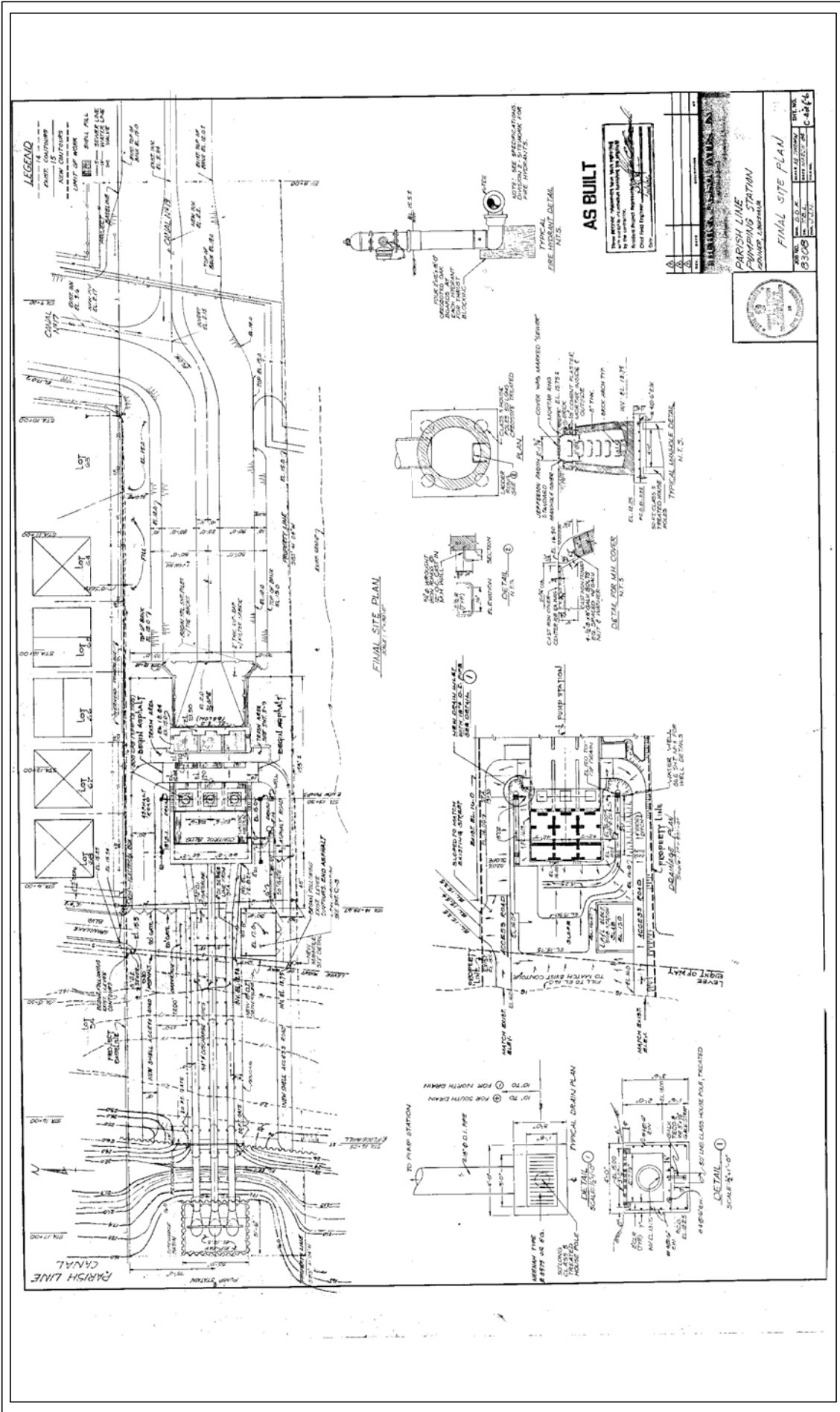


Figure 5: Parish Line Pump Station Site Plan

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There is a current Spill Prevention Control and Countermeasures (SPCC) plan kept on site, and a spill containment and cleanup kit is also stored on site.

Diesel fuel storage for the station pump engines is contained in a single horizontal storage tank with a capacity of 12,000 gallons (Photograph 6, Appendix B), and the tank has an approved spill containment basin, as defined in the SPCC plan. Three diesel day tanks with a combined capacity of 3,000 gallons are located inside the pump building, and a single 250-gallon tank is located on the pump house deck for the generators.

The pump station is currently on city water service for potable water, and waste water and sewage is routed to the parish sewage system for treatment. There is a water well on the property, and it is used for emergency purposes for cooling water for the pump engines.

A transformer station is located on the subject property (Photograph 7, Appendix B), but there are no PCBs in the transformers.

## **2.6 PERSONAL INTERVIEWS**

### **Pump Station Superintendent**

On March 7, 2007, GSRC interviewed the superintendent for all of the east bank pump stations, Mr. Manuel Aspuria, who has been with the Jefferson Parish Department of Drainage for approximately 20 years. He stated that the east bank stations were built between 1983 and 1985. He stated that there had been no oil or fuel spills on the Parish Line property since he has been employed there. The station does not keep hazardous materials on site, other than maintenance paint in 5-gallon buckets or 1-gallon cans for the equipment. Used oil is recycled to waste oil drums, which are kept inside the station buildings, and then is disposed of by a licensed transporter. The transformers on the site are used to power the electric equipment at the station, and are owned and maintained by the local power company. All of the transformers are fairly new, and therefore do not contain PCBs. SPCC plans are kept on site for all pump stations, as well as spill containment and cleanup kits. All of the east bank pump stations were constructed on undeveloped natural ground, and there are no use limitations or environmental restrictions on any of the properties.

### **Other Interviews**

Because other historical data and information sources indicated no prior use other than the current use and no other ownership prior to the current owner, and no indications of recognized environmental conditions were identified from other reliable sources, no further interviews of local officials were deemed necessary to determine the existence of *recognized environmental conditions* on the subject property. State agency information requests regarding individual properties are typically referred to the state database for information, and that database was consulted.



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## **3.0 FINDINGS FOR SUBJECT PROPERTY**

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### **3.1 HISTORIC USE**

The documents reviewed by GSRC to determine historical land uses and potential environmental conditions associated with those uses regarding the subject property and surrounding areas are described in the paragraphs below.

#### **Historic Topographic Quadrangles and Aerial Photographs**

Historic topographic maps dated from 1892 to 1998 and aerial photographs dated from 1947 to 2005 (Appendix A) were inspected to identify structures and development on the subject property and surrounding properties. The first indication of development of the area around the subject property appeared on the 1936 topographic map. At that time, the west protection levee had been constructed, and the current drainage canal system was in place. No structures or roads were indicated in the vicinity of the subject property in 1936.

The 1947 aerial photograph also indicated no roads or structures in the vicinity of the subject property. The 1956 aerial photograph indicated a single small structure, probably a camp, on the subject property, and several small piers along the canal to the west. The 1957 topographic map indicated numerous streets east of the subject property in the town of Kenner. The 1967 aerial photograph showed several improved streets northeast of the subject property, but no structures in the vicinity.

The 1969 topographic map indicated many more streets developed around the subject property, and Interstate Highway 10 was indicated as under construction to the south. The 1981 aerial photograph indicated numerous houses north and east of the subject property, but Canal No. 12 has not yet been extended to the levee in the west. The wastewater treatment plant south of the subject property was under construction.

The 1998 aerial photograph showed the subject property in its current developed condition. The pump station was completed, as well as the residential neighborhood to the north and the wastewater treatment plant to the south. The 2004 and 2005 aerial photographs showed no change in the subject property since 1998.

## **3.2 CURRENT USE**

### **Environmental Setting**

The subject property is located at 1300 Grande Lake Boulevard, at the west end of Canal No. 12. The entire property appears to be disturbed, and the ground cover consists of maintained turf grass and shell/gravel surfaces. All of the adjacent waterways (canals) inside the levee appear manmade. The undeveloped land areas around the subject property to the south and west appear to be natural wetlands and bottomland hardwood forest with native vegetation. A manmade earthen levee with concrete top walls separates the subject property from the wetland areas to the west. The land surface is generally flat, with a slight manmade slope to the east on the property. Adjacent properties to the north and northeast are developed with residential subdivisions.

According to the current topographic map, the elevation of the subject property is less than 5 feet above mean sea level, and the soil component within the subject property is the Kenner Muck, as indicated on the NRCS soil map for the area. This soil consists of poorly-drained mud that has low infiltration rates and is generally saturated to the soil surface in wetlands (NRCS 2007). The subject property has been extensively filled with other soil and materials, so the indicated soil component is no longer valid. The topography of the subject property generally slopes toward the northeast, but is relatively flat. Because no *recognized environmental conditions* were identified on or adjacent to the subject property, an analysis of the geology and hydrology of the site is not warranted.

## **3.3 HAZARDOUS MATERIALS/WASTES**

No hazardous wastes were observed on the subject property. Hazardous materials, including paints, solvents and lubricating oil are stored under cover in the pump station building.

## **3.4 SOLID WASTE**

No solid waste, other than miscellaneous trash was observed on the subject property.

### **3.5 OTHER ENVIRONMENTAL CONCERNS**

According to the EDR report and from the search of Federal and state databases no environmental concerns for the following substances were within the appropriate search radii of the subject property:

- Oil/Water Separators
- Medical Biohazard Waste
- Ordnance
- Radioactive Wastes/Radon
- Wastewater Treatment, Collection, and Discharge
- Asbestos
- Transformers/Polychlorinated Biphenyls (PCBs)
- Lead-based Paint

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## **4.0 FINDINGS FOR ADJACENT PROPERTIES**

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### **4.1 LAND USES**

GSRC inspected adjacent areas to the subject property with efforts concentrated on observing existing *recognized environmental conditions* with the potential to affect the subject property.

Adjacent property to the west across the levee is natural wetlands. Adjacent property to the south is botomland hardwood forest and wetlands. A wastewater treatment plant is located on adjacent property approximately 400 feet to the south. Adjacent properties to the north and northeast are residential neighborhoods. No *recognized environmental conditions* were observed on any adjacent properties.

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## **5.0 APPLICABLE REGULATORY COMPLIANCE ISSUES**

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### **5.1 LIST OF COMPLIANCE ISSUES AND CORRECTIVE ACTIONS**

According to the EDR report (Volume II, Section C) and information gathered from Internet searches, there are no outstanding violations or compliance issues regarding facilities/sites within the search radius surrounding the subject property.

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## 6.0 OPINIONS & CONCLUSIONS

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We have performed a Phase I *Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E1527-05 of the subject property. Any exceptions to, or deletions from, this practice are described in Section 7 of this report. This assessment revealed no evidence of *recognized environmental conditions* in connection with the subject property. The EDR report and searches from Federal and state databases yielded no information regarding other environmental conditions on or within the vicinity of the subject property. In addition, none of the orphan sites/facilities listed in the EDR report are located within an appropriate search distance from the subject property to constitute a business environmental risk.

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## **7.0 DEVIATIONS**

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No deletions or deviations from ASTM Practice E1527-05 were noted. The lack of a search for use limitations or environmental liens does not affect the subject property, since all indications from other reliable historic sources are that the property was undeveloped prior to construction of the current pump station on the property, and there have been no owners other than the current owner.

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## **8.0 RECOMMENDATIONS**

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No *recognized environmental conditions* were indicated on the subject property that would require further environmental studies or assessments

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**9.0 CERTIFICATIONS**


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The opinions and conclusions set forth in this report, either expressed or implied, are based solely upon the work and information described herein. No soil, water, or air sampling and analysis were conducted for the subject property; therefore, no statement can be made as to their actual quality. Comments regarding the site reconnaissance and records research results are limited strictly to field observations and the actual records that were reviewed by GSRC. Any opinions concerning the likelihood that the subject property contains toxic or hazardous waste materials are intended solely as a probabilistic evaluation based upon such information. No warranty or guarantee is made or intended. Should any higher level of confidence be desired, physical sampling and laboratory analysis (Phase II of an ESA) would be necessary.

I declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in §312.10 of 40 CFR 312, and 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 of the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Stephen Oivanki  
Project Manager  
GSRC

Signature   
Date April 23, 2007

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## 10.0 REFERENCES

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EDR 2007, Parish Line P.S. to Duncan P.S., Kenner, LA, EDR Data Map and Corridor Study, I.N. 01870753.3r, March 6, 2007

Environmental Protection Agency (EPA). 2007. Enforcement and Compliance History Online: <http://www.epa.gov/echo/> ,and Envirofacts Data Warehouse: [http://www.epa.gov/enviro/index\\_java.html](http://www.epa.gov/enviro/index_java.html)

Louisiana Department of Environmental Quality (LDEQ). 2007. Enforcement Actions. October 2003 to March 2006. <http://www.deq.louisiana.gov/portal/tabid/225/Default.aspx>

Natural Resource Conservation Service (NRCS) Web Soil Survey 2007, <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

U.S. Army Corps of Engineers, New Orleans Division (USACE) 1963 aerial photograph

USACE 1947, aerial photograph

USACE 1956, aerial photograph

USACE 1967, aerial photograph

USACE 1981, aerial photograph

U.S. Geological Survey (USGS) 1951, New Orleans West, Louisiana 7.5-minute Quadrangle

USGS 1892, Bonnet Carre, Louisiana 7.5-minute Quadrangle

USGS 1928, Bonnet Carre, Louisiana 7.5-minute Quadrangle

USGS 1936, Bonnet Carre, Louisiana 15-minute Quadrangle

USGS 1957, Bonnet Carre, Louisiana 7.5-minute Quadrangle

USGS 1998, DOQQ Aerial Photograph, 7.5 minute Quadrangle

USGS 1999, LaBranche, Louisiana 7.5-minute Quadrangle

USGS 2004, DOQQ Aerial Photograph, 7.5 minute Quadrangle

USGS 2005, DOQQ Aerial Photograph, 7.5 minute Quadrangle

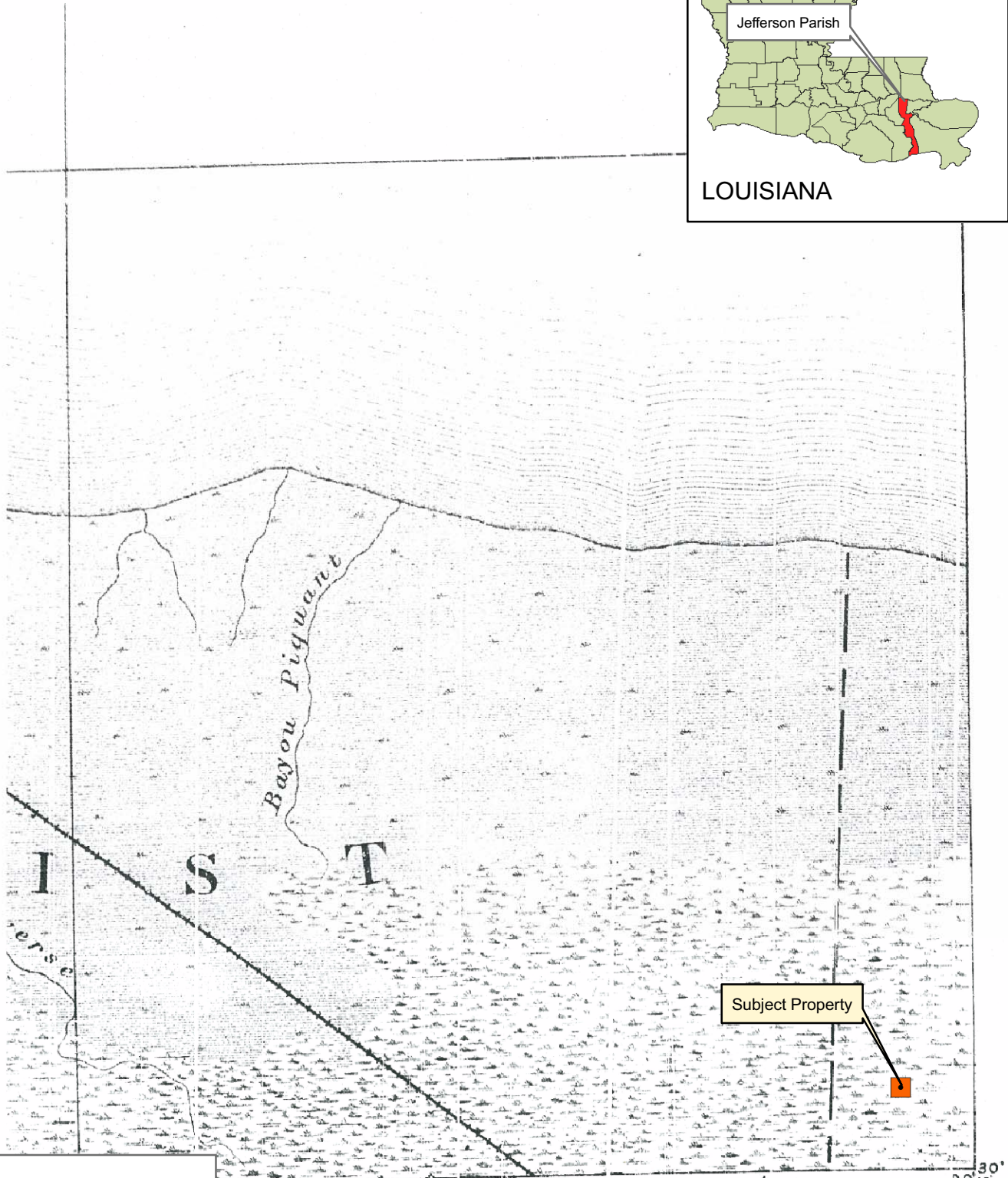
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*APPENDIX A*  
*HISTORICAL TOPOGRAPHICAL MAPS AND AERIAL PHOTOGRAPHS*

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■ Subject Property Location

0 Miles

USGS  
Historical File

Edition of Jan. 1892.

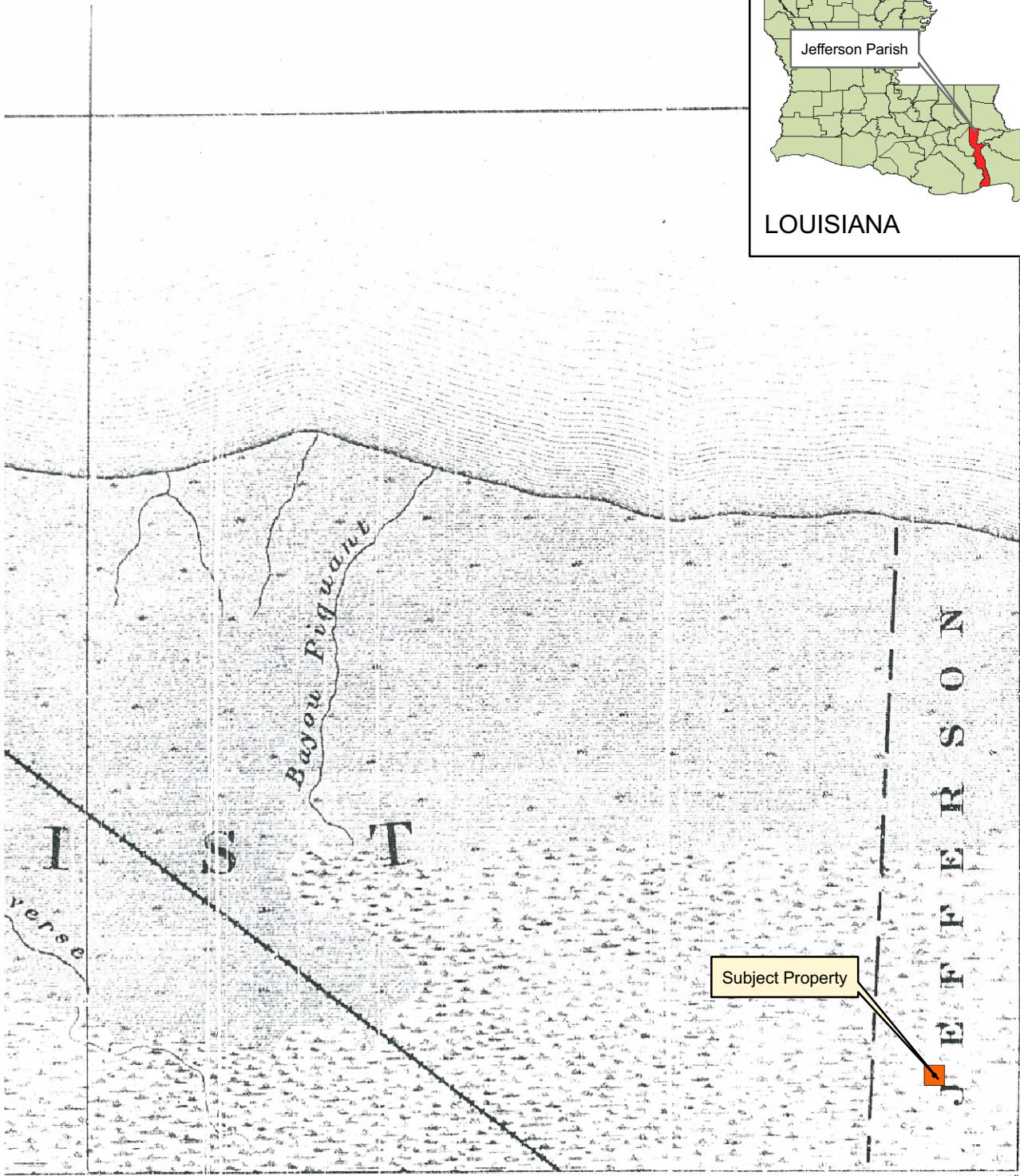
300  
Jan 17-92

30'  
90' 15"

Parish Line Pump Station  
1892 Bonnet Carre, LA 7.5 minute USGS Topographic Quadrangle



March 2007



■ Subject Property Location

USGS  
Historical File  
Topographic Division

Polyconic projection.

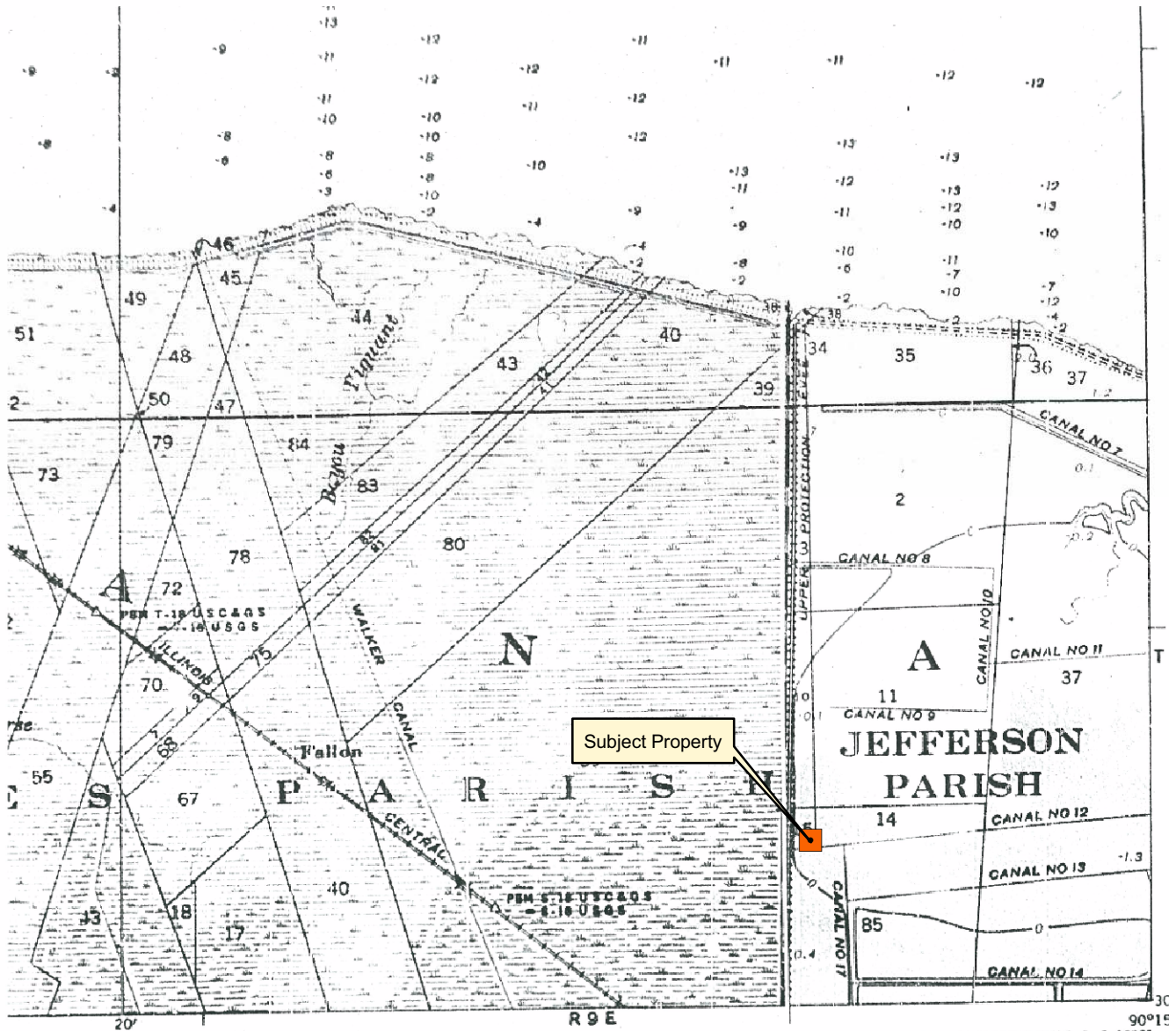
1928 BONNET CARRE, LA.

Parish Line Pump Station  
1928 Bonnet Carre, LA 7.5 minute USGS Topographic Quadrangle



March 2007





■ Subject Property Location

7000 Yards



ENGINEER REPRODUCTION PLANT, U. S. ARMY, FORT HUMPHREYS, D. C. 12995 1937

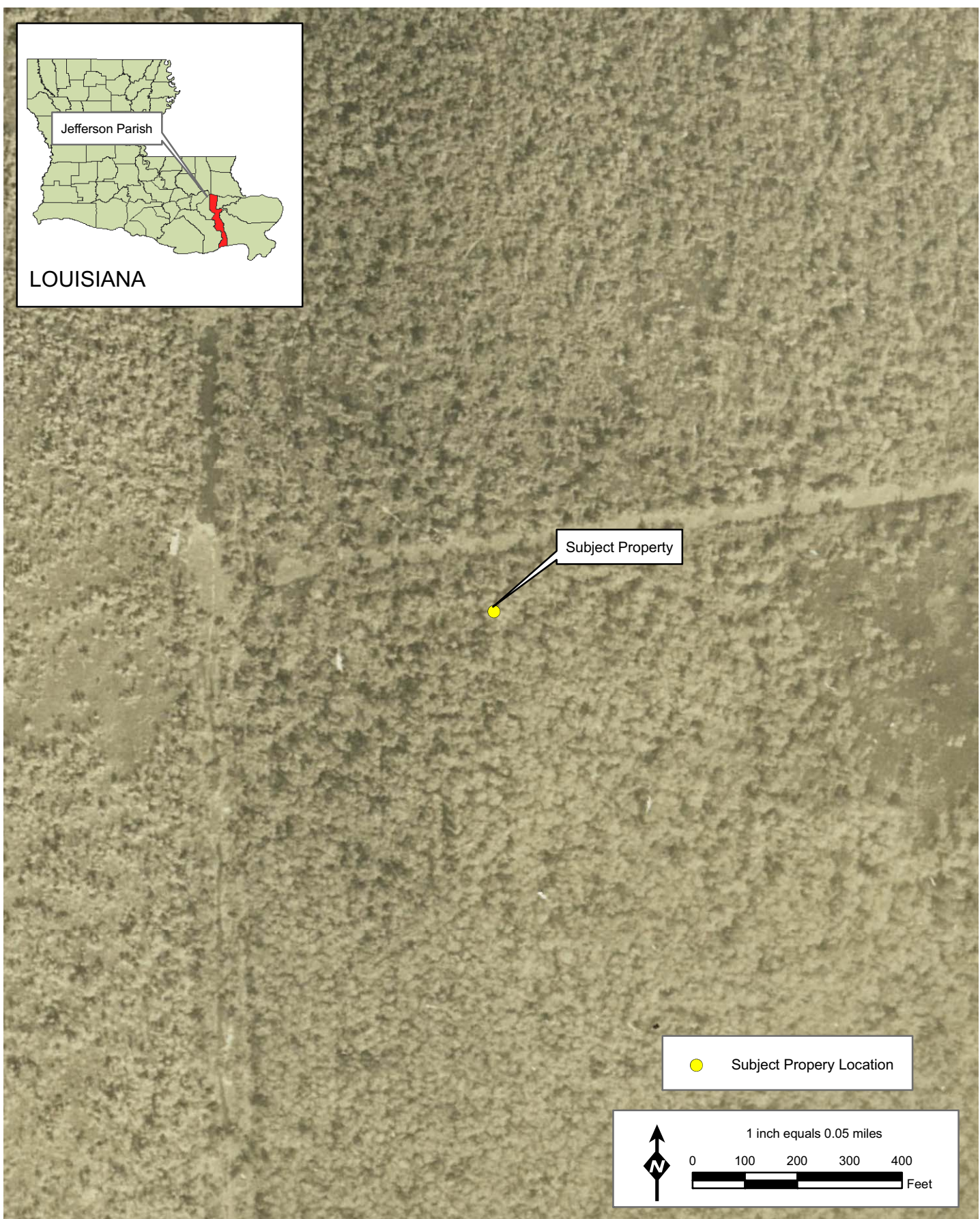
LEGEND

- Levee [Symbol]
- Retards and dikes [Symbol]
- Levee mile post LMP
- Levee station LS

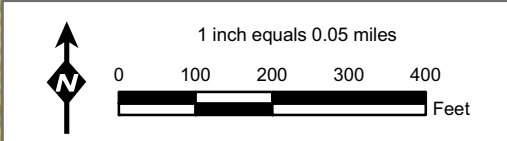
Parish Line Pump Station  
1936 Bonnet Carre, LA 7.5 minute USGS Topographic Quadrangle



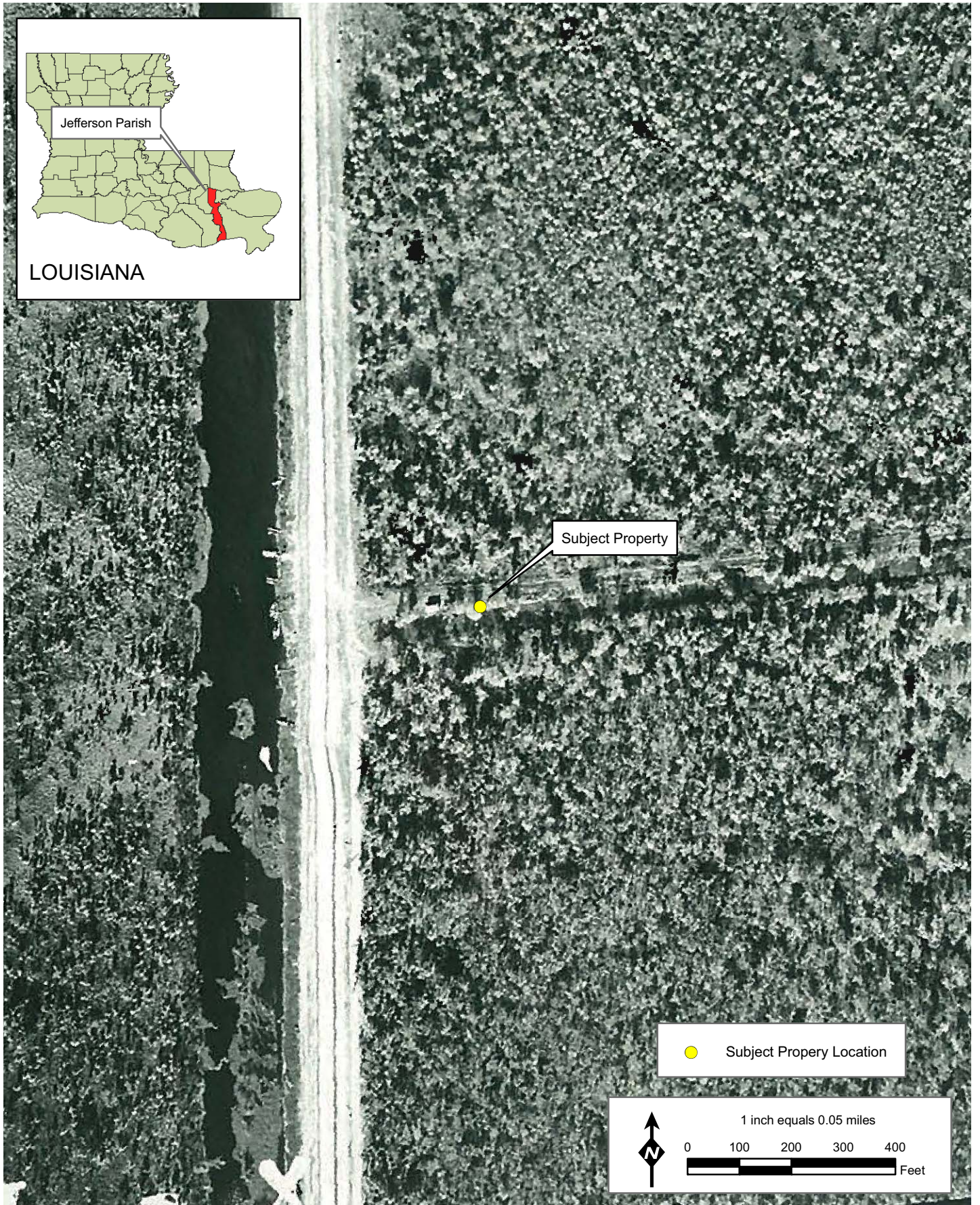
March 2007



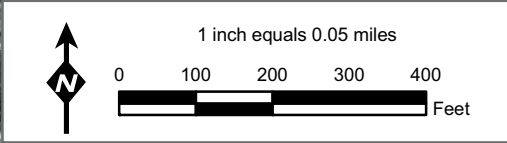
● Subject Property Location







● Subject Property Location

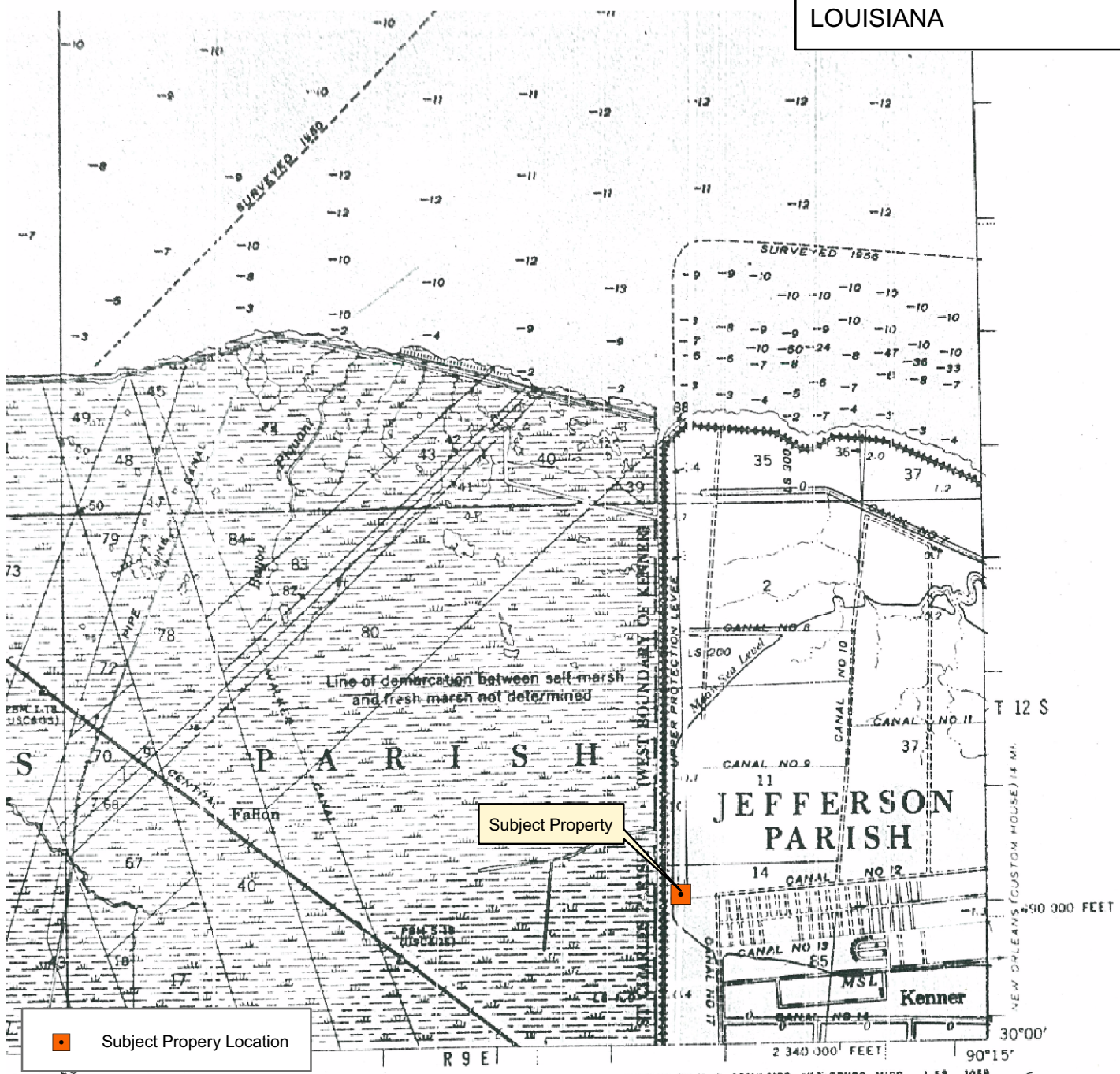


Parish Line Pump Station  
1956 Aerial Photography



March 2007



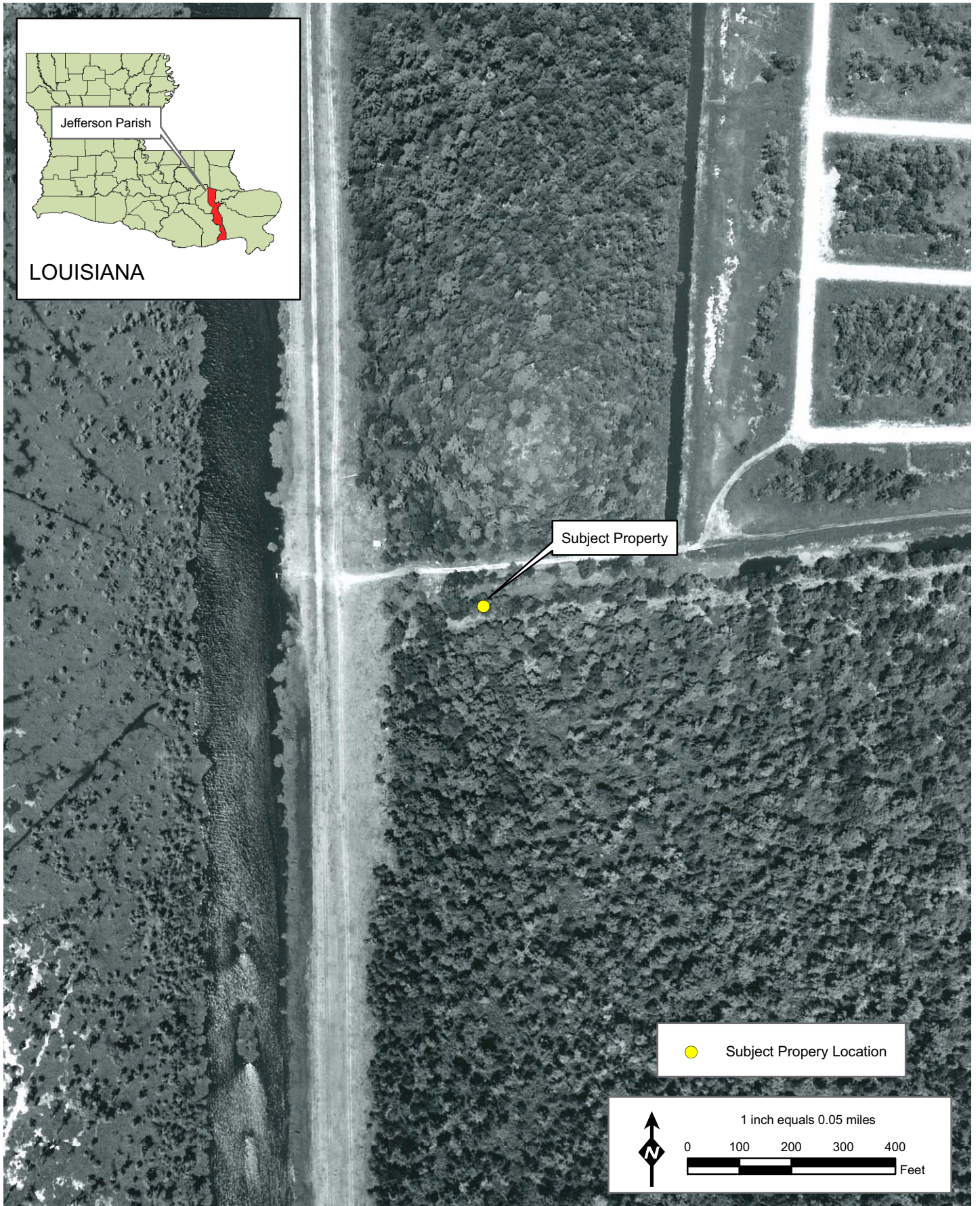


Parish Line Pump Station  
1957 Bonnet Carre, LA 7.5 minute USGS Topographic Quadrangle



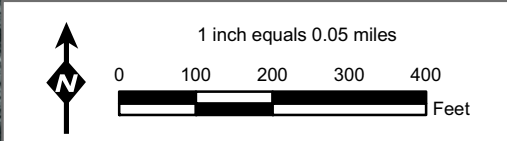
March 2007





Subject Property

● Subject Property Location



Parish Line Pump Station  
1967 Aerial Photography

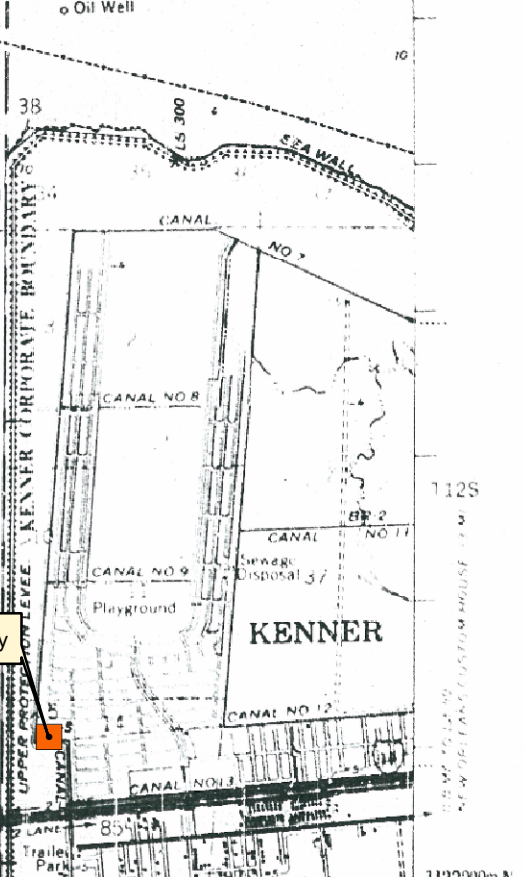
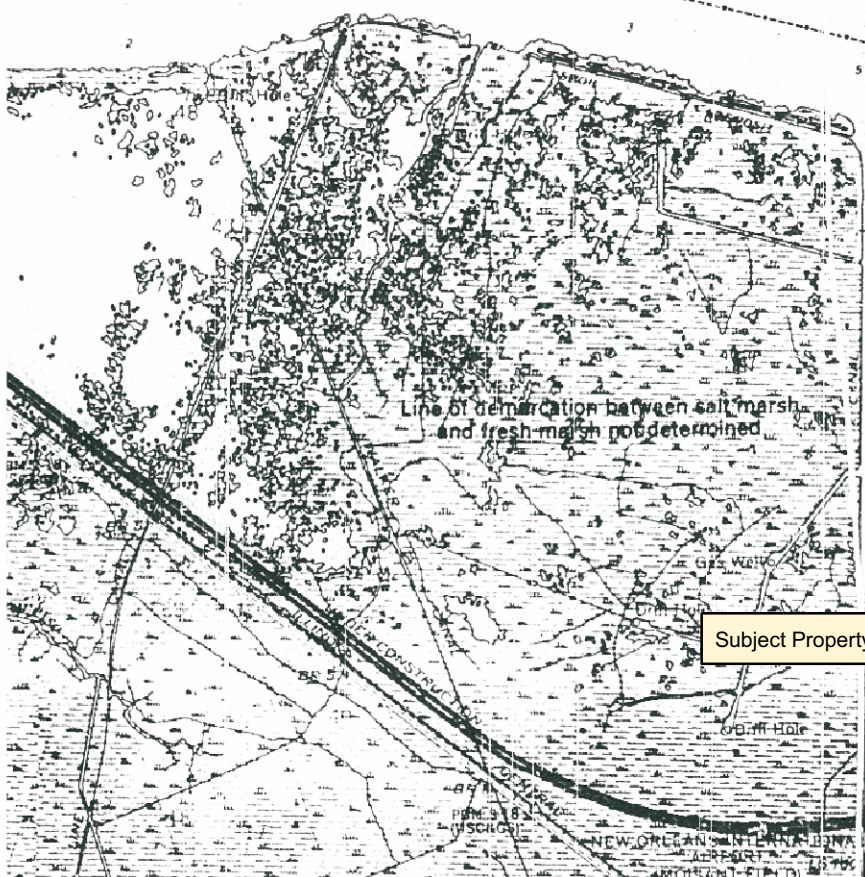


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Subject Property Location

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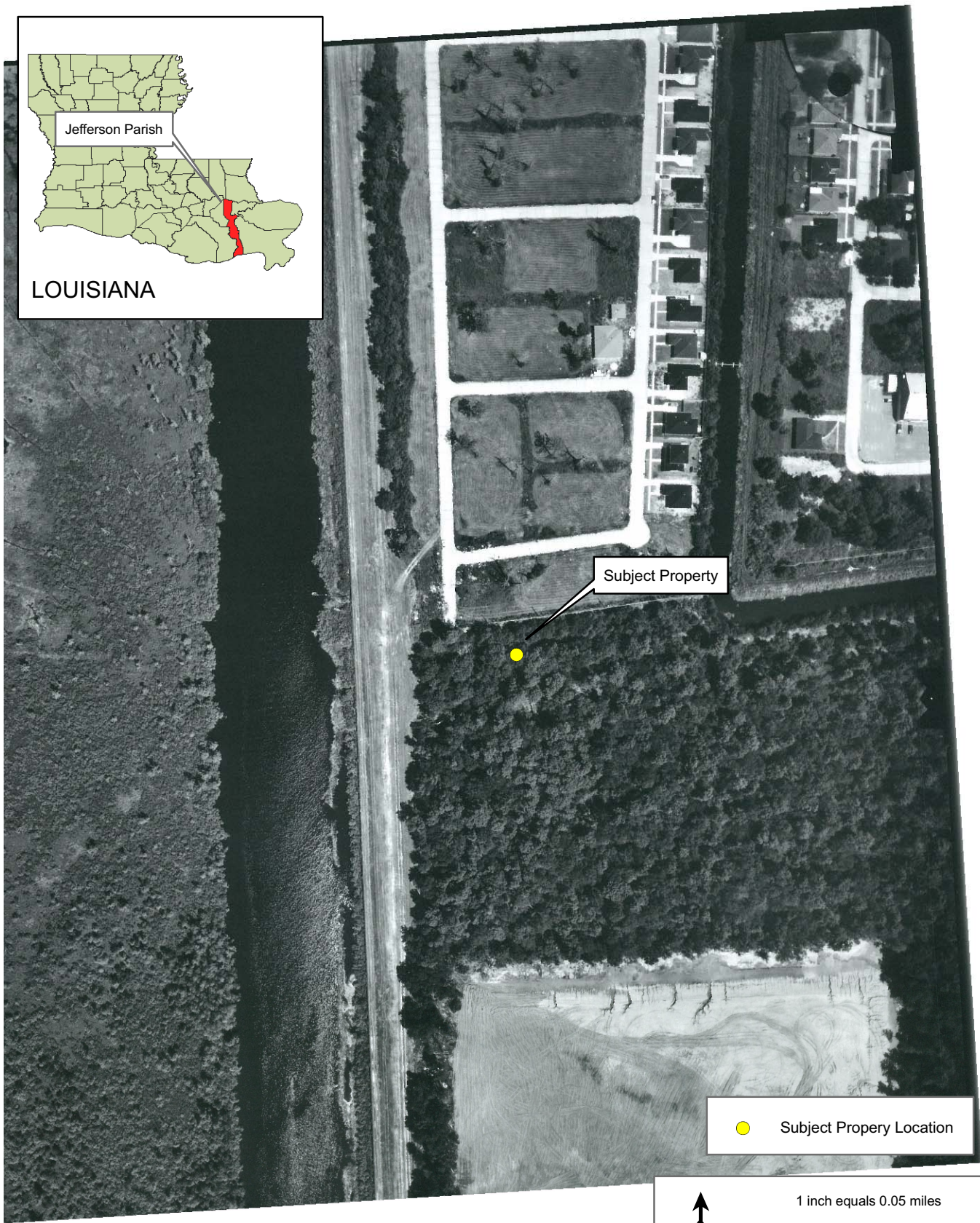
New Orleans

Parish Line Pump Station  
1969 Bonnet Carre, LA 7.5 minute USGS Topographic Quadrangle

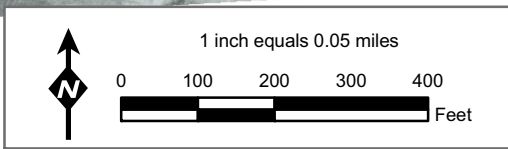


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● Subject Property Location



Parish Line Pump Station  
1981 Aerial Photography



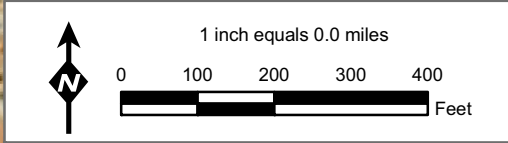
March 2007





Subject Property

● Subject Property Location

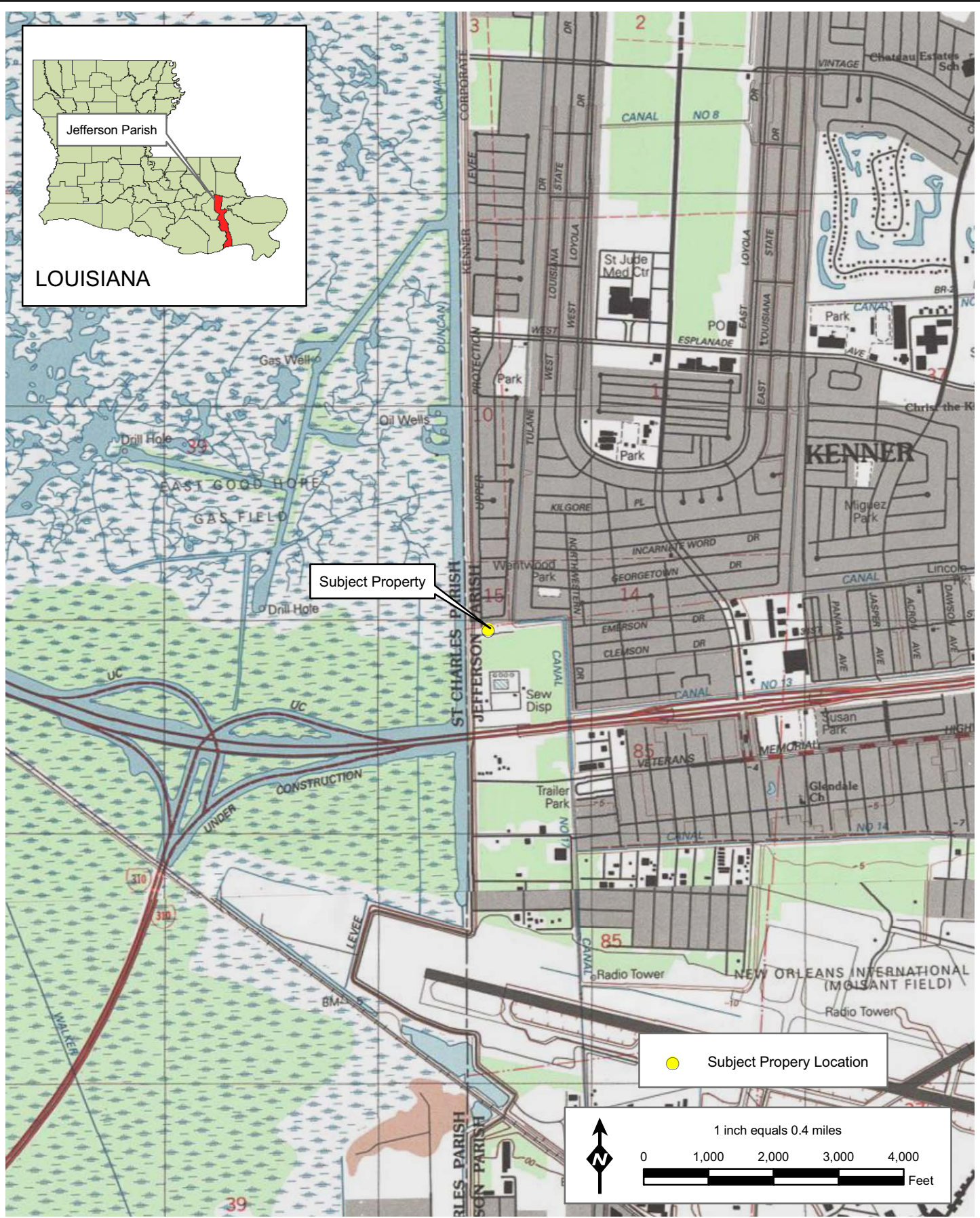


Parish Line Pump Station  
1998 LaBranche, LA USGS DOQQ



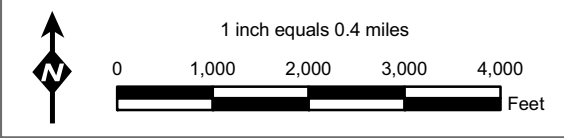
March 2007





Subject Property

● Subject Property Location



Parish Line Pump Station  
1999 LaBranche, LA Topographic Quadrangle



March 2007





Parish Line Pump Station  
2004 LaBranche, LA USGS DOQQ



March 2007





Parish Line Pump Station  
2005 LaBranche, LA USGS DOQQ



March 2007



*APPENDIX B*  
*SITE PHOTOGRAPHS*







## SITE PHOTOGRAPHS



Photograph 1. Subject property, view to the west



Photograph 2. View of adjacent property to the southeast



Photograph 3. View of adjacent property to the northeast



Photograph 4. View of adjacent property across levee to the west.





Photograph 5. View of pump station platform and generators toward the east



Photograph 6. Diesel fuel tank and containment basin



Photograph 7. Transformer station on subject property



Photograph 8. Connex container on subject property





Photograph 9. 55-gallon drum of Varsol on subject property



Photograph 10. Storage shed for supplies under station



Photograph 11. Wastewater treatment plant south of subject property



Photograph 12. Wastewater treatment plant south of subject property

*APPENDIX C*  
*LIST OF PREPARERS*





The following people were primarily responsible for preparing this report.

Name	Discipline/Expertise	Experience	Role In Preparing Report
Stephen Oivanki	Geologist Environmental Assessment	20 years of environmental assessment and remediation experience	Project manager, ESA preparation, field survey
Greg Lacy	Environmental Studies	10 years of environmental, natural resource, ESA, and NEPA studies	Field Survey
Denise Rousseau Ford	Environmental Engineering	15 years of environmental studies experience	Field Survey
Maria Reid	Forestry and Environmental Studies	5 years of environmental assessment and NEPA experience	Field Survey
Sharon Newman	GIS/Graphics	5 years GIS analysis	GIS and Graphics
David Alford	GIS/Graphics	4 years GIS/graphics experience	GIS and Graphics
Eric Webb, Ph.D.	Ecology/Wetlands	15 years NEPA and natural resources related studies	QA/QC



*APPENDIX D*  
*PERSONNEL QUALIFICATIONS*







**STEPHEN M. OIVANKI, P.G.**  
**Qualified Environmental Professional (ASTM E1527-05)**  
**Statement of Qualifications**

**Education:** B.S. – Geology – Louisiana State University  
M.S. – Geology – Louisiana State University

**Training:** HAZWOPER – 40-hour hazardous waste responder, current refresher  
USACE 1997 Wetland Delineation Manual – 40-hour course  
Mold Assessment and Remediation in Buildings – Training Course

**Registrations:** Registered Professional Geologist #412 – State of Mississippi

**Experience: Self-employed Consulting Geologist – 10 years**

Oil and gas exploration, subsurface site investigations, mining exploration, engineering geology

**Mississippi Department of Environmental Quality – 9 years**

Subsurface geology, subsurface site investigations, coastal geology and geomorphology

**Mississippi Department of Marine Resources – 3 years**

Coastal Zone Manager, supervision of environmental staff, oversight and review of Coastal Zone permits and environmental regulations

**Compton Engineering, Inc. – 5.5 years**

Phase I Environmental Site Assessments – 40  
Phase II Environmental Site Assessments – 12  
Emergency Response Action Contractor – Miss. LUST Trust Fund  
LUST investigations and remediation – 5  
Contaminated site investigations and remediation – 7  
Wetland delineations – 50  
Mold assessments and remediation supervision – 10  
Spill Prevention Control and Countermeasure (SPCC) plans – 12  
Rubbish and Subtitle D Landfill permits – 5  
Storm Water Pollution Prevention Plans - 20

**Gulf South Research Corporation – 6 months**

Phase I Environmental Site Assessments - 13

**GREGORY B. LACY**  
**Qualified Environmental Professional (ASTM E1527-05)**  
**Statement of Qualifications**

**Education:** B.S.-Biology-Georgia Southwestern State University  
M.S.-Biology-Georgia College and State University

**Training:** HAZWOPER-40-hour hazardous waste responder, current refresher.  
HAZWOPER-8-hour Training for Supervisors  
EPA Watershed Management - Training Certificate  
Lead Supervisor - Training Course

**Experience: DDL Omni Engineering - 5 years**  
Petroleum, oil, lubricant remediation, Chemical and biological decontaminations,  
Spill response, Hazardous waste management, Waste minimization.

**Gulf South Research Corporation - 2 years**  
Phase I Environmental Site Assessments - 15

**DENISE ROUSSEAU FORD**  
**Qualified Environmental Professional**  
**Statement of Qualifications**

**Education:** M.S., Civil and Environmental Engineering, Louisiana State University  
B.S., Geology, Louisiana State University

**Training:** HAZWOPER – 40-hour hazardous waste responder

**Professional Organizations:** Louisiana Brownfields Association (LBA) charter and founding member, 2006-2007 acting Executive Director

**Experience: Gulf South Research Corporation – 3 months**  
Performs NEPA EA investigations and Phase I ESAs

**Louisiana State University – 11 years**

Performed numerous technical reviews of Phase I and Phase II environmental site assessments, and cleanup action plans for non-profit organizations and municipalities involved in Brownfields transactions.

Performed technical reviews of various Superfund documents (including PAs, PA/SIs, RI/FSs and others) at sites in Corpus Christi, TX; Lake Charles, LA; Alsen, LA and other sites throughout EPA Region 6.

**GDC Engineering – 3 years**

Worked as an environmental geologist and project manager in the field of hazardous waste remediation. Specific projects included groundwater investigations at Deltech, in Baton Rouge, LA and DOW Chemical in Plaquemine, LA.

**MARIA BERNARD REID**  
**Environmental Professional**  
**Statement of Qualifications**

**Education:** B.S. – Forest Management – Louisiana State University  
M.S. – Agricultural Economics and Agribusiness, Natural Resources  
Policy and Environmental Management and Planning – Louisiana State  
University

**Training:** HAZWOPER – 40-hour hazardous waste responder, current refresher  
USFWS Endangered Species Act Section 7: Interagency Consultation  
Training – 40-hour course  
Wetland Delineator Training – 40-hour course

**Experience:**

**Soil and Water Conservation District: Washington County, Arkansas – 2 years**

Beaver Lake/White River Water Quality Technician – Prepared nutrient management plans for area ranchers, and planned and implemented Best Management Practices for nutrient management and water quality and soil erosion protection.

**Gulf Engineers and Consultants: Baton Rouge, Louisiana – 1.5 years**

Environmental Scientist – Conducted wetland delineations and threatened and endangered species surveys and prepared NEPA documents.

**Gulf South Research Corporation – 3 years**

Natural Resources - Conducted wetland delineations, threatened and endangered species surveys, and environmental site assessments, and prepared NEPA documents.

*APPENDIX E*  
*CONTACT REPORTS*







## Phone Log/Contact Report

Project No.: 80600105s      Date: 03/07/07      Time: 09:45am

Project Name: Jefferson Parish  
Stormproofing  
Denise Rousseau      Manuel C. Aspuria

Employee: Ford      Person Contacted:  
Jefferson Parish  
Dept. of Public  
Works

Organization: Works      Telephone No.: (504) 838-4373

Reason for  
Call/Topics Phase I property owner/operator interview – Parish Line Pump  
Discussed: Station  
Copies to: file

Comments: I interviewed Mr. Manuel Aspuria, Jefferson Parish Public Works East Bank Superintendent about the property associated with the Elmwood Pump Station while on-site at the station. He stated that the current pump station facility was built in late 1983 or 1984. He said that 15 years ago the surrounding property was mostly undeveloped, but that most on the property to the east is being or has been developed as residential property. Mr. Aspuria stated that the water well on-site is only for pump use, and in emergency circumstances it can be used for showering, but it is not ever used for drinking water purposes. He also mentioned that there are no monitor wells on-site, and that wastewater from the station ties into Parish wastewater lines. He stated that all solid waste from the rakes or screens goes to the Hwy 90 landfill in St. Charles Parish. Mr. Aspuria mentioned that they do not store 55 gallons of solvent (varsol) on-site. He stated that antifreeze and lubricating oil are stored in 55 gallon drums within the pump station. Generally each station stores about 1,000 gallons of assorted motor oils within the station. He reiterated that all pump stations have a spill prevention plan (binder with operator) and spill cleaning supplies and booms. Mr. Aspuria stated that did not know of any environmental contamination/issues or violations, liens or lawsuits on the property, and expressed that he had no environmental concerns with the subject area. He also stated that there was no PCB in the transformers, and that there was no lead-based paint or asbestos concerns at the station. Mr. Aspuria mentioned that the water treatment plant has had environmental concerns over the years.

Decisions/ Agreements Reached:

Action Items: Information added to the Phase I report.



**FINAL**

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

**Planters Pump Station  
Jefferson Parish, Louisiana**

**April 2007**

Submitted to:

U.S. Army Corps of Engineers. New Orleans District  
Hurricane Protection Office  
7400 Leake Avenue  
New Orleans, LA 70118

Submitted by:

Gulf South Research Corporation  
8081 GSRI Avenue  
Baton Rouge, LA 70820



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**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**Planters Pump Station**  
**Jefferson Parish, Louisiana**

**EXECUTIVE SUMMARY**

This Phase I Environmental Site Assessment (ESA) report was prepared to support the U.S. Army Corps of Engineers, New Orleans District (hereafter referred to as the User) construction of infrastructure and improvements to the Planters Pump Station property (hereafter referred to as the subject property), owned by Jefferson Parish, Louisiana. The 10.6-acre parcel is located at the intersection of the Planters Canal and the Gulf Intracoastal Waterway, at 268 Bypass Road, Belle Chasse, Louisiana. The subject property is currently a developed site with an established drainage pump station and storage facilities.

This report was prepared and the site reconnaissance was conducted according to the American Society for Testing and Materials (ASTM) guidelines (ASTM E1527-05), which define good commercial and customary practices in the U.S. for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (42 USC 9601) and petroleum products.

According to information gathered from document searches, interviews, and the site reconnaissance, Gulf South Research Corporation (GSRC) found no *recognized environmental conditions* related to operations of the pump station facility that may affect the subject property.

**SIGNIFICANT ASSUMPTIONS**

No significant assumptions were made regarding this assessment.

**LIMITATIONS AND EXCEPTIONS OF ASSESSMENT**

By contract agreement with the User, no title search or search of recorded property documents was conducted as part of this assessment.

**USER RELIANCE**

This report has been prepared by GSRC for the User. It is intended for the sole use by the User, and no other person or entity may use or rely on any such report for any purpose.

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## **1.0 PURPOSE OF THE PHASE I ENVIRONMENTAL SITE ASSESSMENT**

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The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the processes described herein, *recognized environmental conditions* in connection with the subject property and to provide an opinion on: (1) indications that petroleum products or hazardous or toxic materials and/or waste exist, or have existed, on or adjacent to the subject property that could potentially have an adverse impact; (2) indications of possible contamination, based upon observable conditions and readily available and reviewed public records or information; (3) the possibility that violations of current environmental regulations have occurred, or are occurring, on the subject property; (4) the potential for spilled, leaked, or improperly handled hazardous substances or petroleum products to migrate to or from the subject property; and (5) the existence of unsafe or unhealthful conditions on the subject property.

### **1.1 BOUNDARIES OF THE PROPERTY AND SURVEY AREA**

The subject property is located in Jefferson Parish (Figure 1) at 268 Bypass Road, Belle Chasse, Louisiana adjacent to the Gulf Intracoastal Waterway, as shown in Figures 2 and 3. A site plan was provided by the Jefferson Parish Department of Drainage. Global Positioning System (GPS) coordinates were taken in the field at the presumed property boundaries for comparison with the site plan and to geo-reference the site on historic maps and aerial photographs.



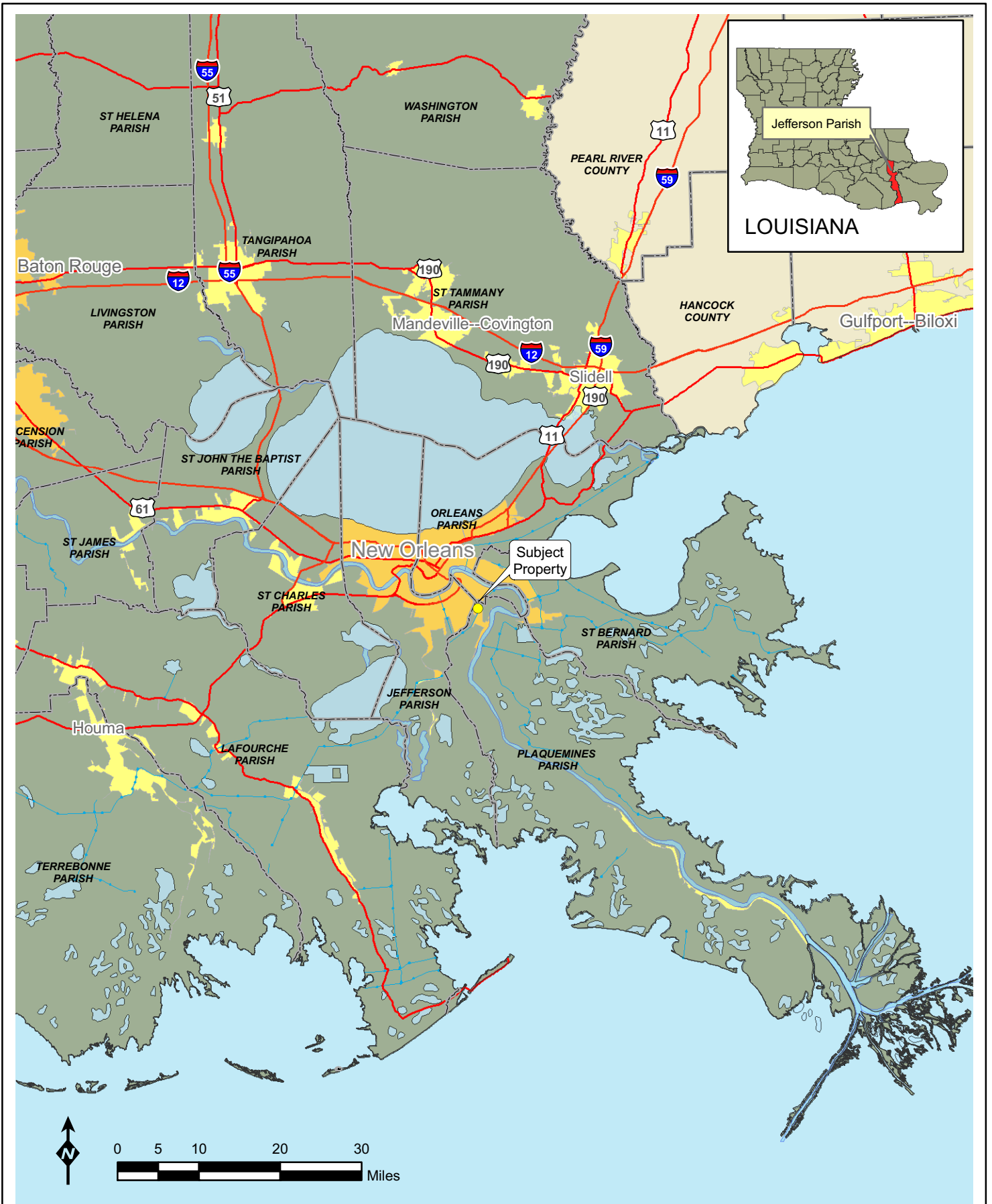


Figure 1: Vicinity Map



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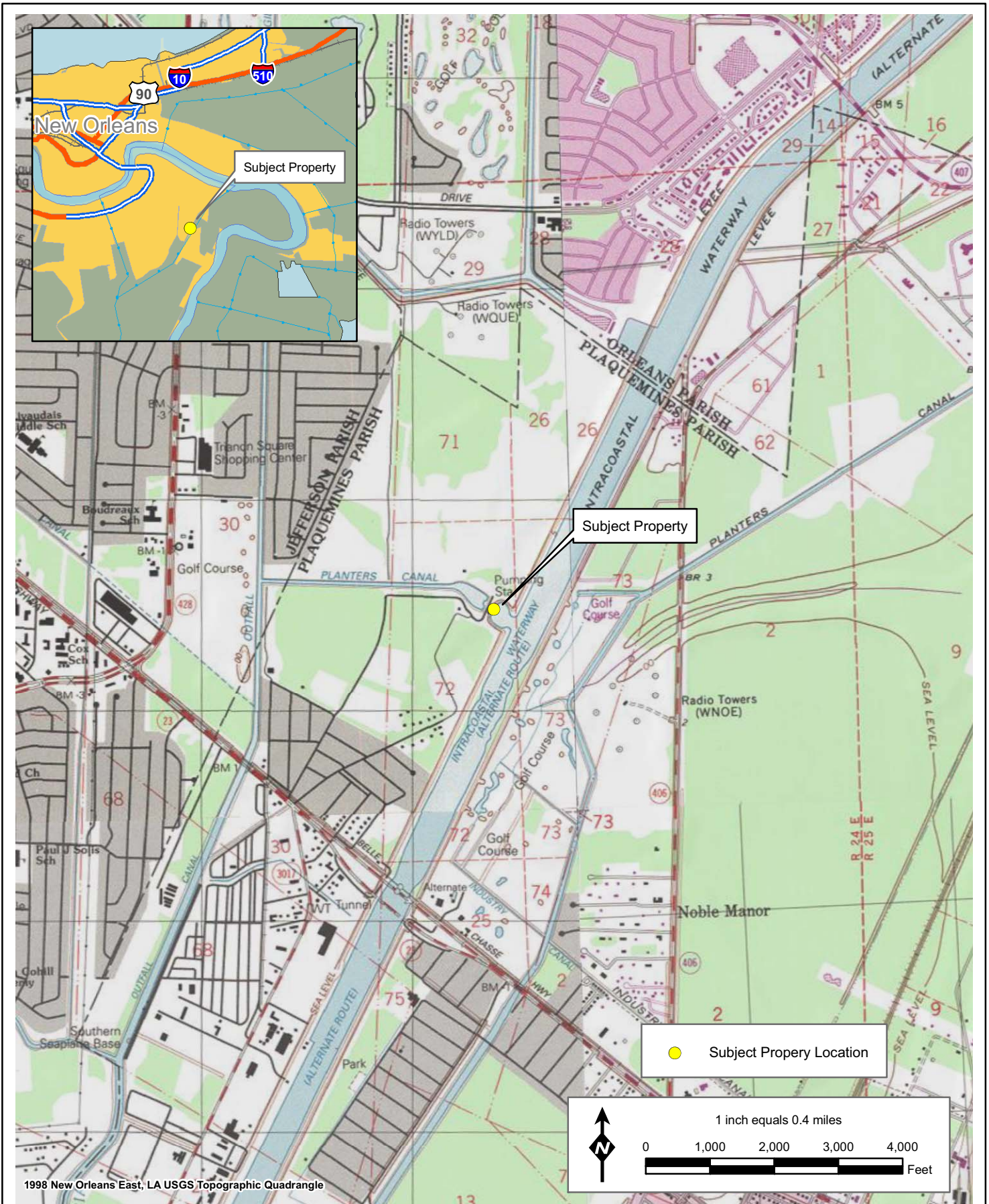


Figure 2: Planters Pump Station Location



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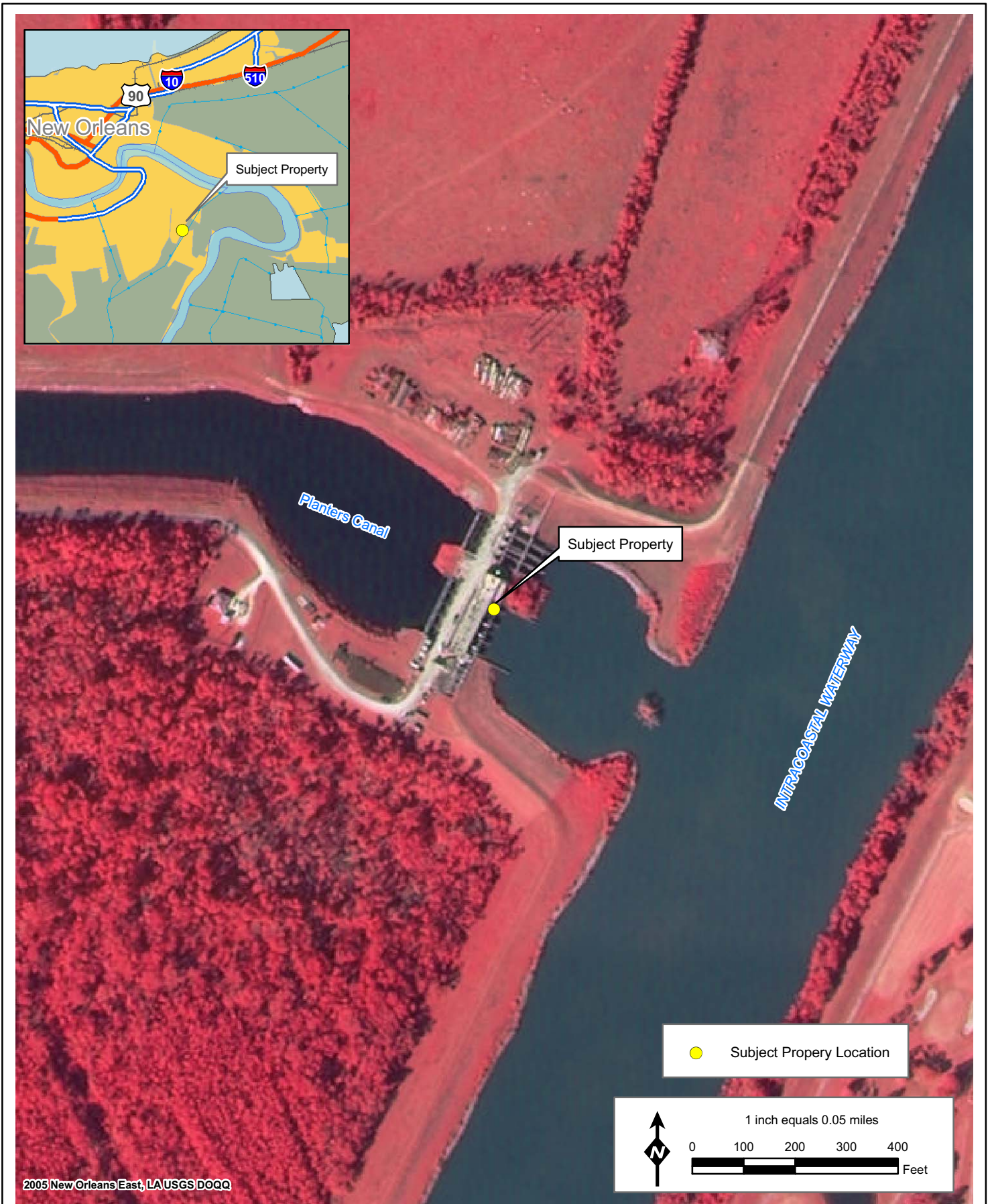


Figure 3: Planters Pump Station Area



March 2007

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## 2.0 SURVEY METHODOLOGY

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### 2.1 APPROACH AND RATIONALE

This report was produced in accordance with the following:

“The ASTM guidelines (ASTM E1527-05) which define good commercial and customary practices in the U.S. for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the CERCLA (42 USC 9601) and petroleum products. This practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability; that is, the practice that constitutes all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice.”

GSRC’s scope of services for this project included four major components: (1) Federal, state, and local environmental records review, including a review of historical and physical setting records; (2) a site reconnaissance to search for visible indications of impacts or potential impacts to the environment or human health and safety; (3) interviews with key site personnel and local government officials; and (4) the preparation of this report. Following ASTM guidelines, the review of individual component items is subject to the “reasonable ascertainability” of that item.

The conditions disclosed by this investigation have been separated into the following categories of environmental conditions:

- *Recognized environmental condition* – A recognized environmental condition is defined in ASTM Practice E1527-05 as “the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicated an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws.”
- *Historical recognized environmental condition* – A historical recognized environmental condition is defined in ASTM Practice E1527-05 as an “environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. The final decision rests with the environmental professional and will be influenced by the current impact of the historical recognized environmental condition on the property. If a past release of any hazardous substances or petroleum products has occurred in connection

with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered a historical recognized environmental condition.”

- *De minimis condition* – A *de minimis condition* is defined in ASTM Practice E1527-05 as conditions “that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

The subject property parcel was accessible by vehicle and by foot. The site reconnaissance consisted of a thorough walk-through of the subject property, and the objective of the site reconnaissance was to obtain information indicating the likelihood of identifying any *recognized environmental conditions* in connection with the subject property. The term is not intended to include *de minimis conditions*. Observations were mainly focused on the subject property and any structures located on the subject property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles.

## **2.2 USER PROVIDED INFORMATION**

### **2.2.1 Title Records**

No title records were provided by the User. Past ownership of the subject property was verified by interviews with the property owner’s representative.

### **2.2.2 Environmental Liens or Activity and Use Limitations**

No environmental liens or activity and use limitations were reported by the User. No environmental liens or activity and use limitations were reported by the subject property owner. Since there have been no prior owners of the property, the current owner’s statement is considered conclusive.

### **2.2.3 Specialized Knowledge**

Historical and current knowledge of the subject property was provided by interviews with the subject property owner’s representative.

### **2.2.4 Valuation Reduction for Environmental Issues**

No valuation reduction for environmental issues was reported by the User or the subject property owner. Since the subject property has been owned by the current owner since prior to

the first development of the property, and no sale of the property is pending, valuation reductions do not apply in this case.

## **2.3 LIMITATIONS AND EXCEPTIONS**

The only limitation or exception made to the ASTM Practice E1527-05 was the lack of title records search or recorded document search for the subject property by contract agreement with the User. Interviews with the subject property owner were used to verify the past ownership of the property and the presence or absence of use limitations on the property.

## **2.4 DESCRIPTION OF DOCUMENTS REVIEWED**

### **Federal and State Environmental Databases**

GSRC contracted Environmental Data Resources (EDR) to search Federal and state environmental databases that track activities associated with hazardous waste and incidents that have resulted in major environmental impairment. These databases are prepared and maintained by various Federal and state environmental agencies such as the U.S. Environmental Protection Agency (EPA) and the Louisiana Department of Environmental Quality (LDEQ). The minimum appropriate search distance was 1 mile from the subject property's boundary. The EDR report showing all information pertaining to the database searches is presented in Volume II (H). A summary listing of the Federal and state databases searched can be found on pages 1, 2 and 3 of the Executive Summary in the EDR report in Volume II (H). Descriptions of the type and currency of data in those databases can be found on pages GR-1 through GR-14 of the EDR report.

GSRC conducted searches on the LDEQ website and EPA databases via the Internet such as Enforcement and Compliance History Online (ECHO) and Envirofacts Warehouse. No information regarding additional environmental concerns, other than those reported by EDR, within or in the vicinity of the subject property was found in the Federal or state databases (LDEQ 2007 and EPA 2007).

The EDR report indicated no sites within a 1-mile radius of the subject property that would pose a business environmental risk to the subject property.

EDR reported 38 sites/facilities that could not be accurately located and mapped (orphan sites) in the vicinity of the subject property. Ground reconnaissance revealed that none of the orphan sites is located within the minimum appropriate search radius of the subject property that may result in a business environmental risk to the subject property.

### Sanborn Insurance Maps

No insurance map coverage was available for the subject property area.

### City Directory Abstracts

The Polk's City Directory had no address listings and no street listing for Bypass Road.

### Historical Maps/Aerial Photographs

Historical topographic maps and aerial photographs provided by the User were used for this report, since they provided the most comprehensive coverage of the subject property. Historical quadrangle maps were available for years spanning 1949 to 1998. Historic aerial photographs were available from 1952 to 2005. These maps and photographs typically show any development or habitat changes over time. The historical topographic quadrangles and aerial photographs reviewed by GSRC are listed in Table 1 and are included in Appendix A.

**Table 1. Historical Topographic Quadrangles/Aerial Photographs Reviewed**

DATE	QUADRANGLE/PHOTOGRAPH NAME	SCALE
1949	New Orleans East, LA 7.5-Minute Quadrangle	1:24,000
1950	New Orleans, LA 15-Minute Quadrangle	1:62,500
1951	New Orleans East, LA 7.5-Minute Quadrangle	1:24,000
1952	Aerial Photograph	---
1954	New Orleans, LA 15-Minute Quadrangle	1:62,500
1960	Aerial Photograph	---
1966	New Orleans East, LA 7.5-Minute Quadrangle	1:24,000
1970	Aerial Photograph	---
1974	Aerial Photograph	---
1986	Aerial Photograph	---
1996	Aerial Photograph	---
1998	New Orleans East, LA 7.5-Minute Quadrangle	1:24,000
1998	USGS DOQQ Aerial Photograph	1:24,000
2004	USGS DOQQ Aerial Photograph	1:24,000
2005	USGS DOQQ Aerial Photograph	1:24,000

Sources: U.S. Geological Survey, U. S. Army Corps of Engineers

## 2.5 SUBJECT PROPERTY INSPECTIONS/OBSERVATIONS

Photographs of the subject property parcels are presented in Appendix B, and the locations of photographs are shown in Figure 4. A site plan of the subject property is provided in Figure 5. A site reconnaissance was conducted on March 7, 2007 by Denise Ford and Greg Lacy. The focus of the effort was to investigate the subject property for evidence of potential hazardous or toxic substances, or the presence of potential sources for environmental impacts, such as drums, petroleum products and underground storage tanks (USTs). The subject property was accessible by foot and by vehicle, and was visually inspected for any *recognized environmental conditions*. The subject property is currently being used for an active drainage pumping station by Jefferson Parish.

The subject property consists of approximately 10.6 acres, as defined by GPS mapping of the visible property boundaries in the field. There is a pump station structure on the property and a temporary storage container (Connex box) (Photograph 6, Appendix B). According to the operator of the station, the storage container contains spare parts and equipment. The ground is relatively flat terrain covered with either gravel/shell, grass or concrete. All of the property appears to have been previously disturbed by construction or grading.

The main pump station facility is located at the intersection of the Planters Canal and the Gulf Intracoastal Waterway, and it discharges into the Gulf Intracoastal Waterway on the opposite side of the levee. The subject property is bordered on the south, north and west by undeveloped wooded property or pasture.

All of the new lubricating oil on the site is kept under cover in 55-gallon drums in the pump station building. No containers of hazardous materials were observed open or exposed on the subject property. There is a current Spill Prevention Control and Countermeasures (SPCC) plan kept on site, and a spill containment and cleanup kit is also stored on site. The transformer station on the property (Photograph 5, Appendix B) does not contain PCBs, as indicated by labels on the transformers.

Diesel fuel storage for the station pump engines is contained in three vertical tanks with a capacity of 25,500 gallons (Photograph 3, Appendix B), and the tanks have approved spill containment basin, as defined in the SPCC plan. A 1,000 gallon propane tank is located



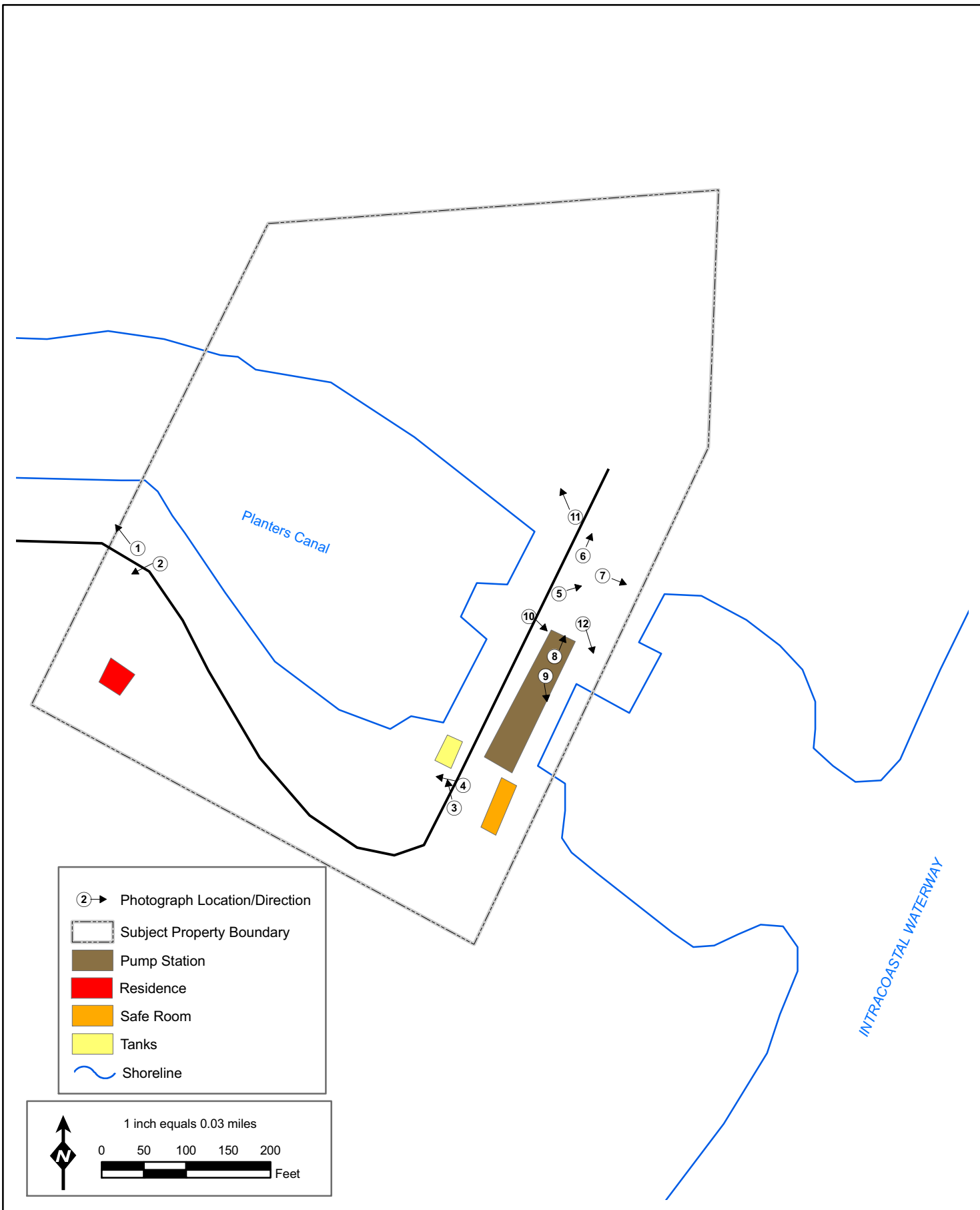


Figure 4: Survey Map of Planters Pump Station



March 2007



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adjacent to the diesel tanks for station heating. Waste oil is collected in a waste oil tank within the spill containment basin (Photograph 3, Appendix B), and the oil is recycled by a licensed transporter.

The pump station is currently on city water service for potable water, and waste water and sewage is routed to a septic tank and leach field for treatment. There are no water wells on the property.

A safe room to provide protection for pump operators during hurricanes is located on the property adjacent to the pump house.

## **2.6 PERSONAL INTERVIEWS**

### **Pump Station Operator**

On March 7, 2007, GSRC interviewed the resident station operator, Mr. Clayton Michaud, who has been at the pump station for approximately 20 years. He stated that the pump station was built in 1973, and the new portion was built in 1983 and became operational in 1985. He stated that there had been no oil or fuel spills on the Planters property. The station does not keep hazardous materials on site, other than maintenance paint in 5-gallon buckets or 1-gallon cans for the equipment. Used oil is kept in a waste oil tank adjacent to the diesel storage tanks, and then is disposed of by a licensed transporter. A SPCC plan is kept on site, as well as a spill containment and cleanup kit. The pump station was constructed on undeveloped natural ground, and there are no use limitations or environmental restrictions on the property.

He noted that there was a fire at the transformer station about 5 years ago, and a small spill, but nothing to worry about. He said that the transformers were very old. He noted that the pipe and equipment laydown yard is scheduled to be removed when the new safe room is constructed on that location.

### **Other Interviews**

Because other historical data and information sources indicated no prior use other than the current use and no other ownership prior to the current owner, and no indications of recognized environmental conditions were identified from other reliable sources, no further interviews of local officials were deemed necessary to determine the existence of *recognized environmental*

*conditions* on the subject property. State agency information requests regarding individual properties are typically referred to the state database for information, and that database was consulted.



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## **3.0 FINDINGS FOR SUBJECT PROPERTY**

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### **3.1 HISTORIC USE**

The documents reviewed by GSRC to determine historical land uses and potential environmental conditions associated with those uses regarding the subject property and surrounding areas are described in the paragraphs below.

#### **Historic Topographic Quadrangles and Aerial Photographs**

Historic topographic maps dated from 1949 to 1998 and aerial photographs dated from 1952 to 2005 (Appendix A) were inspected to identify structures and development on the subject property and surrounding properties. The first indication of development of the area around the subject property appeared on the 1986 aerial photograph, where the Planters Pump Station was indicated on the subject property. None of the prior topographic maps or aerial photographs indicated any development in the area except the drainage canal, which first appeared on the 1950 topographic map.

The 1998, 2004 and 2005 aerial photographs showed no change from 1986.

No indications of business environmental risk conditions were noted in the historical topographic maps or aerial photographs.

### **3.2 CURRENT USE**

#### **Environmental Setting**

The subject property is located at 268 Bypass Road, at the intersection of the Planters Canal and the Gulf Intracoastal Waterway. The entire property appears to be disturbed, and the ground cover consists of maintained turf grass and shell/gravel and concrete surfaces. All of the adjacent waterways (canals) inside the levee appear manmade. All of the surrounding properties to the west, south and north are natural wooded land or pastures. A manmade earthen levee with concrete top walls separates the subject property from the Gulf Intracoastal Waterway to the east. The land surface is generally flat, with a slight manmade slope to the west on the property.

According to the current topographic map, the elevation of the subject property is less than 5 feet above mean sea level, and the soil component within the subject property is the Harahan Clay, as indicated on the NRCS soil map for the area. This soil consists of poorly-drained mud that has low infiltration rates and is generally saturated to the soil surface in wetlands (NRCS 2007). The subject property has been extensively filled with other soil and materials, so the indicated soil component is no longer valid. The topography of the subject property generally slopes toward the west, but is relatively flat. Because no recognized environmental conditions were identified on or adjacent to the subject property, an analysis of the geology and hydrology of the site is not warranted.

### **3.3 HAZARDOUS MATERIALS/WASTES**

No hazardous wastes were observed on the subject property. Hazardous materials, including paints, solvents and lubricating oil are stored under cover in the pump station building.

### **3.4 SOLID WASTE**

No solid waste, other than miscellaneous trash was observed on the subject property. There is a large pipe and equipment laydown yard on the property northwest of the station, but this is scheduled for removal.

### **3.5 OTHER ENVIRONMENTAL CONCERNS**

According to the EDR report and from the search of Federal and state databases no environmental concerns for the following substances were within the appropriate search radii of the subject property:

- Oil/Water Separators
- Medical Biohazard Waste
- Ordnance
- Radioactive Wastes/Radon
- Wastewater Treatment, Collection, and Discharge
- Asbestos
- Transformers/Polychlorinated Biphenyls (PCBs)
- Lead-based Paint

There is a transformer station on the subject property north of the pump station, but no PCBs were indicated to be present in the transformers. The transformers are in current use, and appear in good condition with no visible leaks or spills.

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## **4.0 FINDINGS FOR ADJACENT PROPERTIES**

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### **4.1 LAND USES**

GSRC inspected adjacent areas to the subject property with efforts concentrated on observing existing *recognized environmental conditions* with the potential to affect the subject property.

Adjacent property to the east across the levee is the Gulf Intracoastal Waterway. Adjacent property to the west, south and north is undeveloped wooded property and pastures. Vessel and barge traffic on the Gulf Intracoastal Waterway may likely contain hazardous materials, but due to the intervening levee structure, none of the possible hazardous materials transported on the canal would pose a material threat to the subject property in the event of a spill. No *recognized environmental conditions* were observed on any adjacent properties.



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## **5.0 APPLICABLE REGULATORY COMPLIANCE ISSUES**

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### **5.1 LIST OF COMPLIANCE ISSUES AND CORRECTIVE ACTIONS**

According to the EDR report (Volume II, Section H) and information gathered from Internet searches, there are no outstanding violations or compliance issues regarding facilities/sites within the search radius surrounding the subject property.

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## 6.0 OPINIONS & CONCLUSIONS

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We have performed a Phase I *Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E1527-05 of the subject property. Any exceptions to, or deletions from, this practice are described in Section 7 of this report. This assessment revealed no evidence of *recognized environmental conditions* in connection with the subject property. The EDR report and searches from Federal and state databases yielded no information regarding other environmental conditions on or within the vicinity of the subject property. In addition, none of the orphan sites/facilities listed in the EDR report are located within an appropriate search distance from the subject property to constitute a business environmental risk.

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## **7.0 DEVIATIONS**

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No deletions or deviations from ASTM Practice E1527-05 were noted. The lack of a search for use limitations or environmental liens does not affect the subject property, since all indications from other reliable historic sources are that the property was undeveloped prior to construction of the current pump station on the property, and there have been no owners other than the current owner.



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## **8.0 RECOMMENDATIONS**

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No *recognized environmental conditions* were indicated on the subject property that would require further environmental studies or assessments

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**9.0 CERTIFICATIONS**

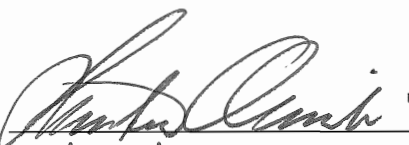
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The opinions and conclusions set forth in this report, either expressed or implied, are based solely upon the work and information described herein. No soil, water, or air sampling and analysis were conducted for the subject property; therefore, no statement can be made as to their actual quality. Comments regarding the site reconnaissance and records research results are limited strictly to field observations and the actual records that were reviewed by GSRC. Any opinions concerning the likelihood that the subject property contains toxic or hazardous waste materials are intended solely as a probabilistic evaluation based upon such information. No warranty or guarantee is made or intended. Should any higher level of confidence be desired, physical sampling and laboratory analysis (Phase II of an ESA) would be necessary.

I declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in §312.10 of 40 CFR 312, and 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 of the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Stephen Oivanki  
Project Manager  
GSRC

Signature   
Date April 23, 2007

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## 10.0 REFERENCES

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EDR 2007, Planters, 268 Bypass Road, Belle Chase, LA, EDR Radius Map with GeoCheck, I.N. 01870098.2r, March 5, 2007

Environmental Protection Agency (EPA). 2007. Enforcement and Compliance History Online: <http://www.epa.gov/echo/> ,and Envirofacts Data Warehouse: [http://www.epa.gov/enviro/index\\_java.html](http://www.epa.gov/enviro/index_java.html)

Louisiana Department of Environmental Quality (LDEQ). 2007. Enforcement Actions. October 2003 to March 2006. <http://www.deq.louisiana.gov/portal/tabid/225/Default.aspx>

Natural Resource Conservation Service (NRCS) Web Soil Survey 2007, <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

U.S. Army Corps of Engineers, New Orleans Division (USACE) 1952 aerial photograph

USACE 1960, aerial photograph

USACE 1970, aerial photograph

USACE 1974, aerial photograph

USACE 1986, aerial photograph

USACE 1994, aerial photograph

U.S. Geological Survey (USGS) 1949, New Orleans East, Louisiana 7.5-minute Quadrangle

USGS 1950, New Orleans, Louisiana 15-minute Quadrangle

USGS 1951, New Orleans East, Louisiana 7.5-minute Quadrangle

USGS 1954, New Orleans, Louisiana 15-minute Quadrangle

USGS 1966, New Orleans East, Louisiana 7.5-minute Quadrangle

USGS 1998, New Orleans East, Louisiana 7.5-minute Quadrangle

USGS 1998, DOQQ Aerial Photograph, 7.5 minute Quadrangle

USGS 2004, DOQQ Aerial Photograph, 7.5 minute Quadrangle

USGS 2005, DOQQ Aerial Photograph, 7.5 minute Quadrangle



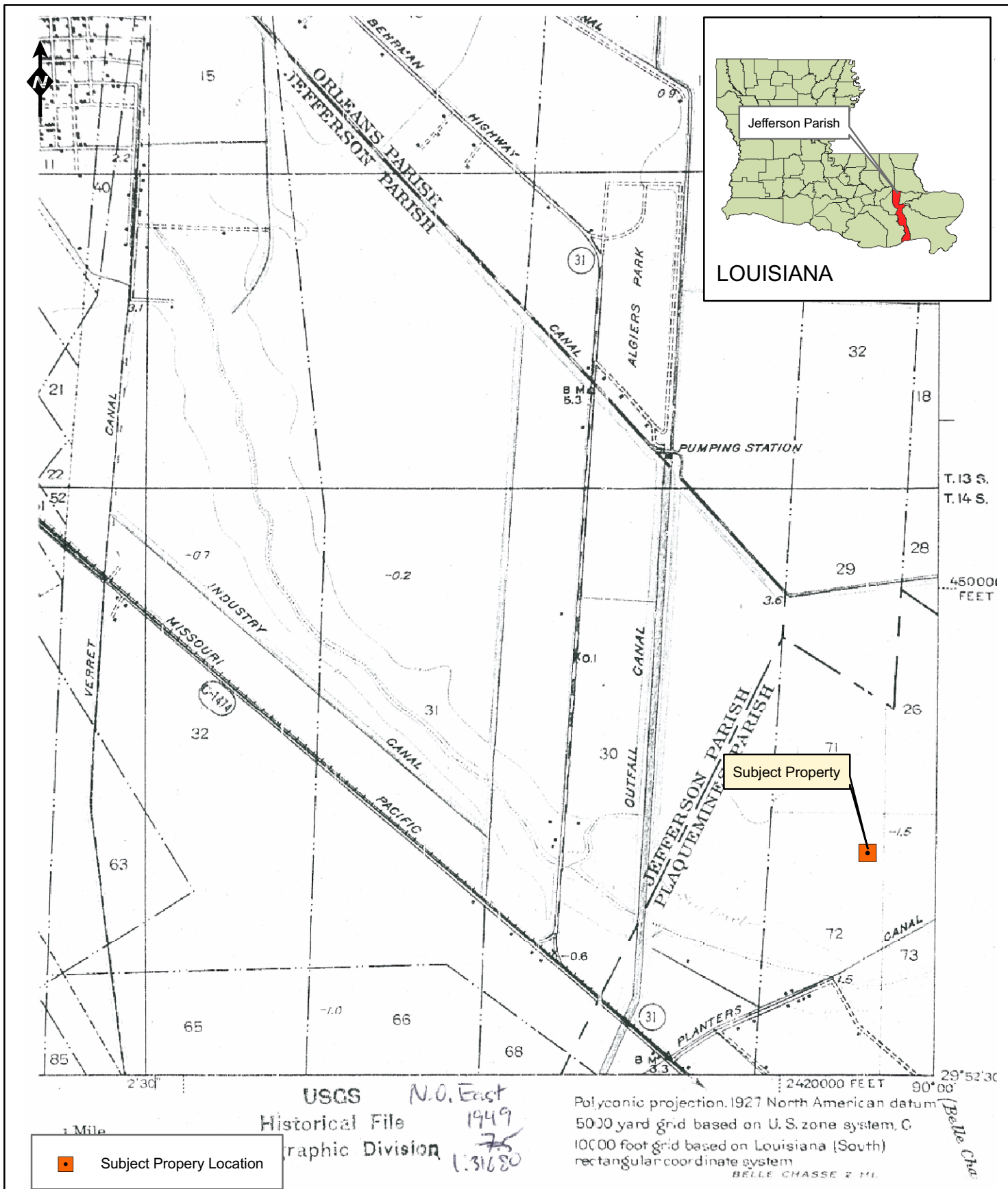
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*APPENDIX A*  
*HISTORICAL TOPOGRAPHICAL MAPS AND AERIAL PHOTOGRAPHS*

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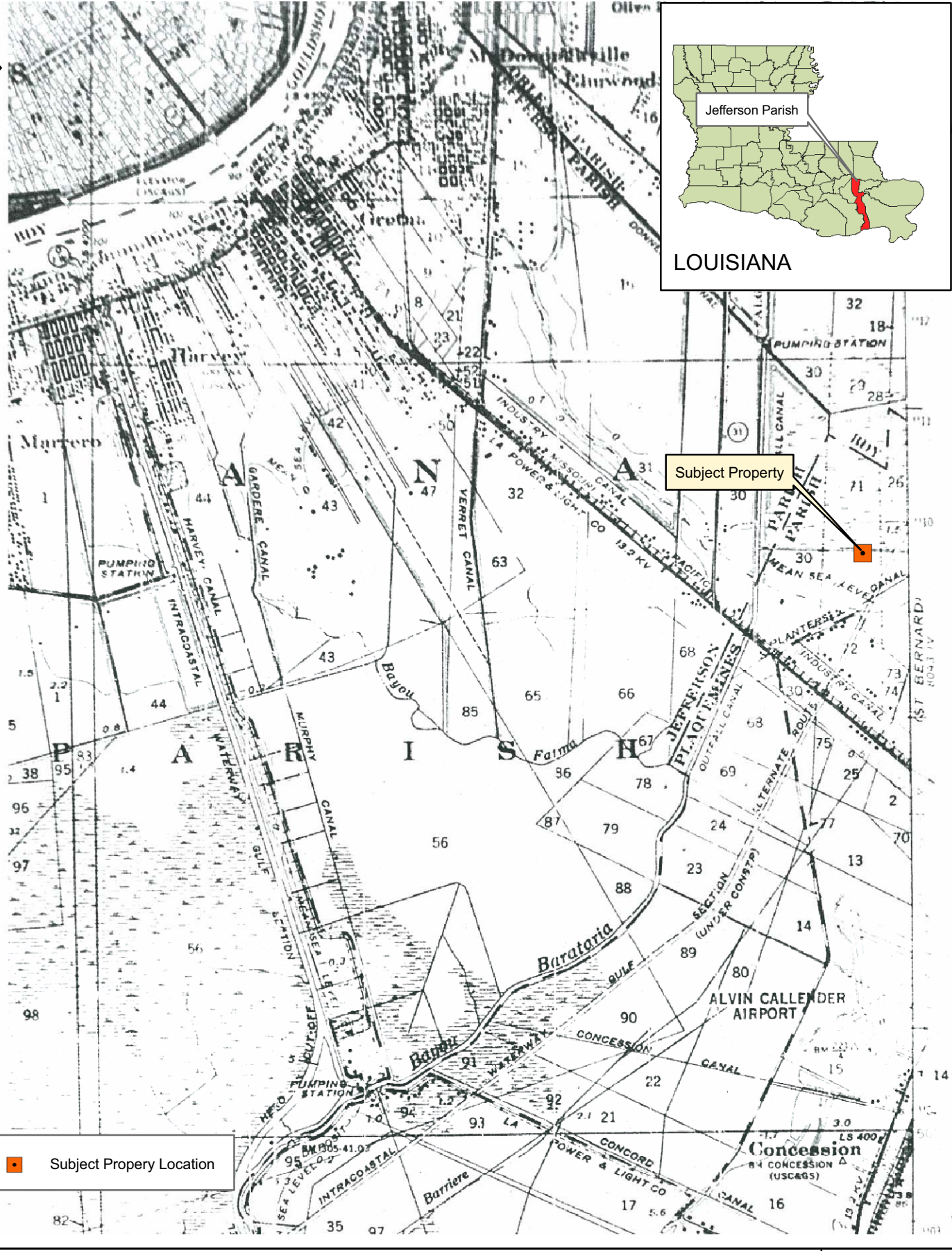




Planters Pump Station  
 1949 New Orleans East, LA 7.5 minute USGS Topographic Quadrangle



March 2007



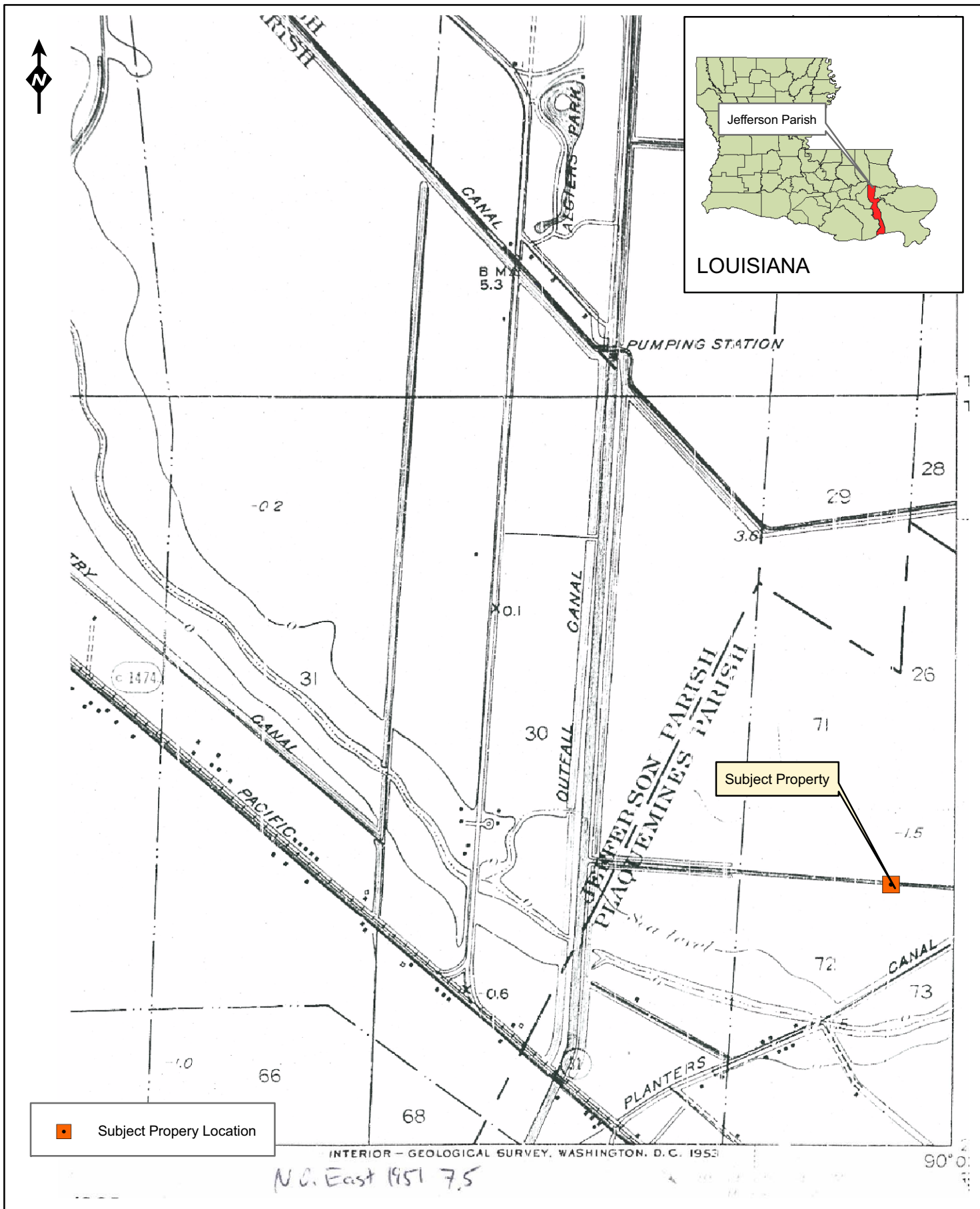
■ Subject Property Location

Planters Pump Station  
1950 New Orleans, LA 15 minute USGS Topographic Quadrangle



March 2007



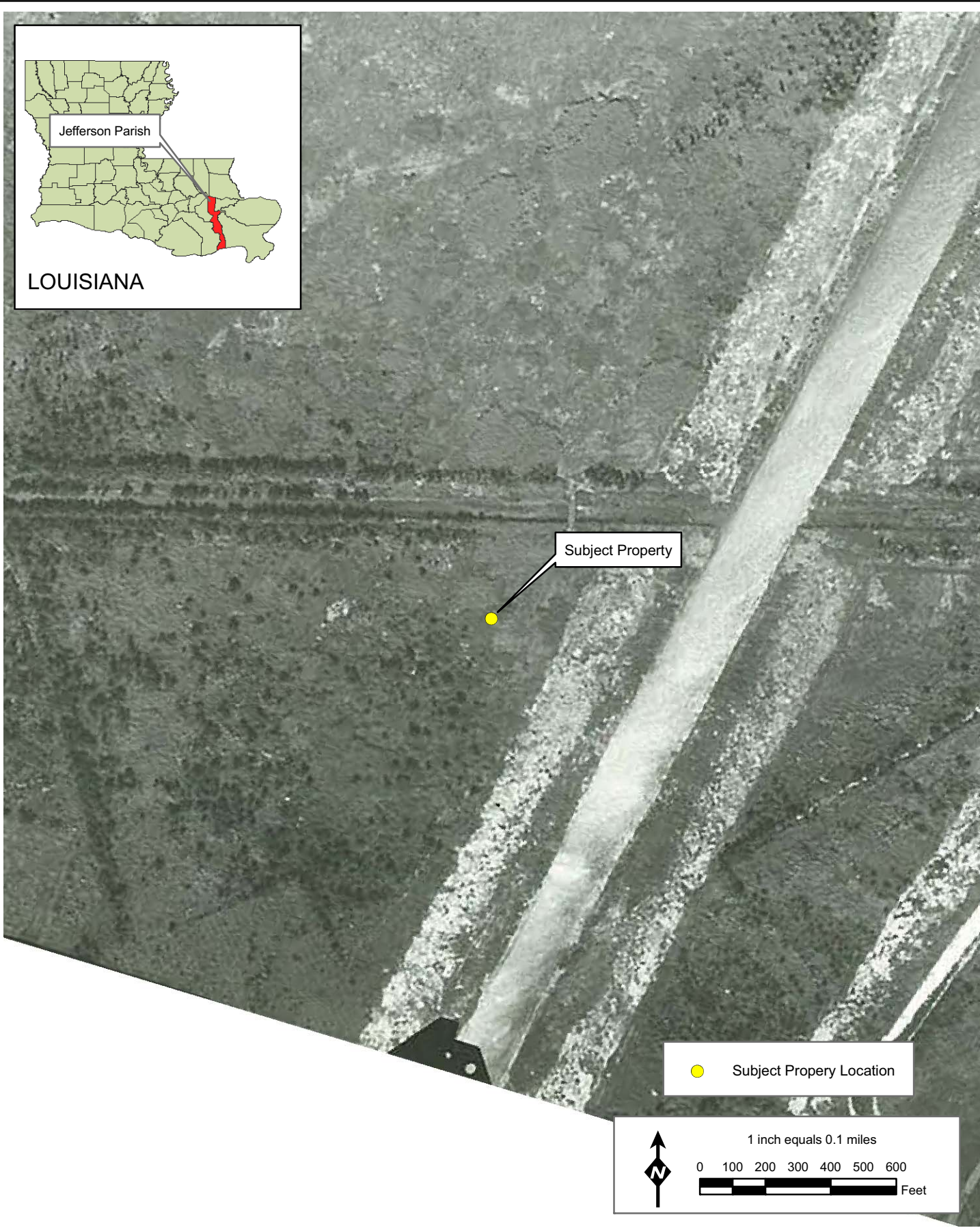


Planters Pump Station  
 1951 New Orleans East, LA 7.5 minute USGS Topographic Quadrangle



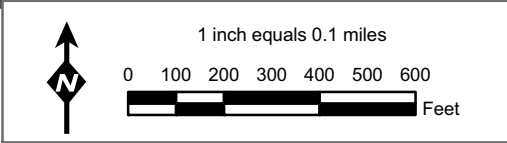
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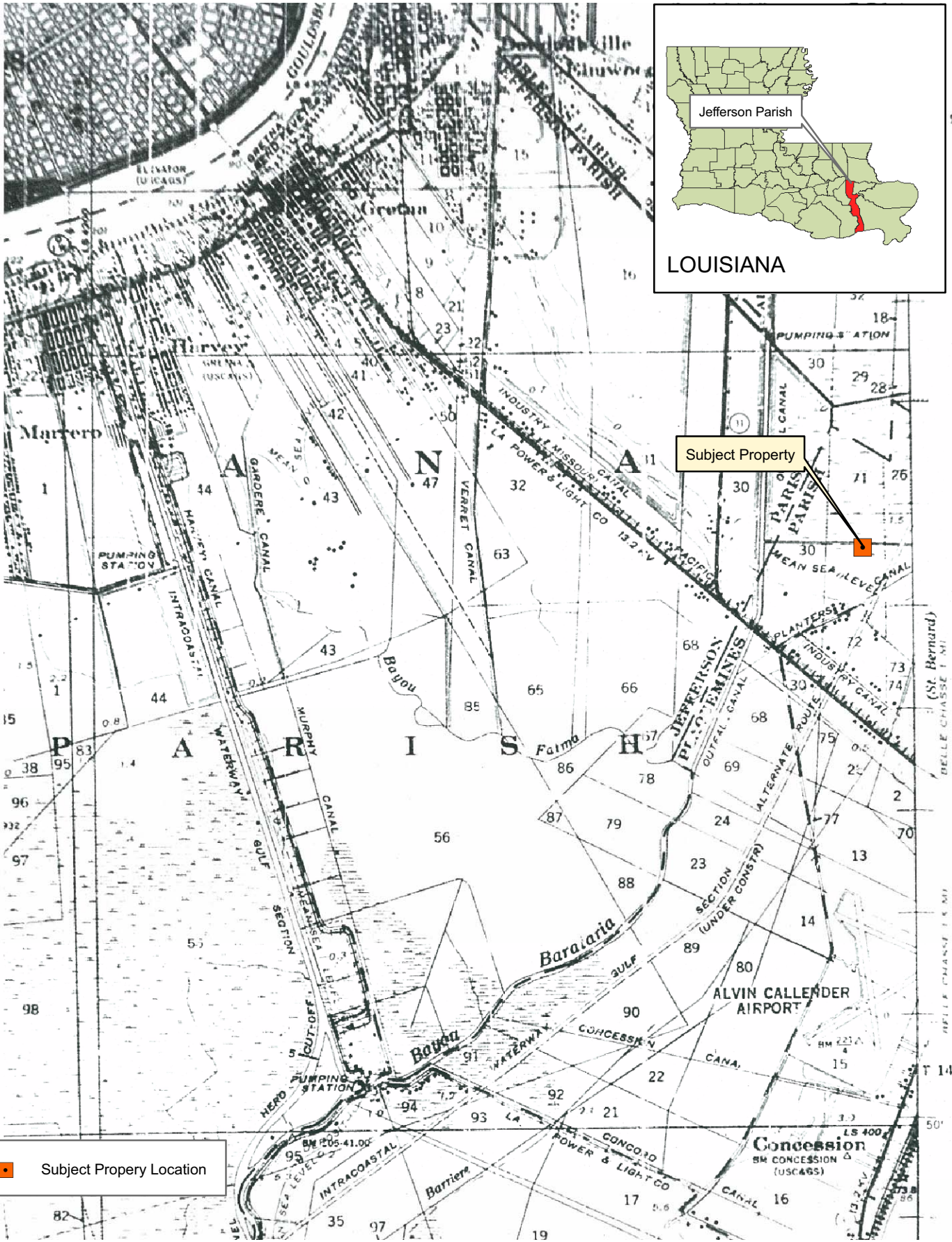



Subject Property

● Subject Property Location







 Subject Property Location

Planters Pump Station  
 1954 New Orleans, LA 15 minute USGS Topographic Quadrangle

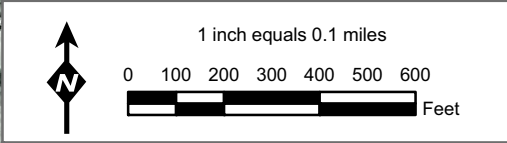


March 2007

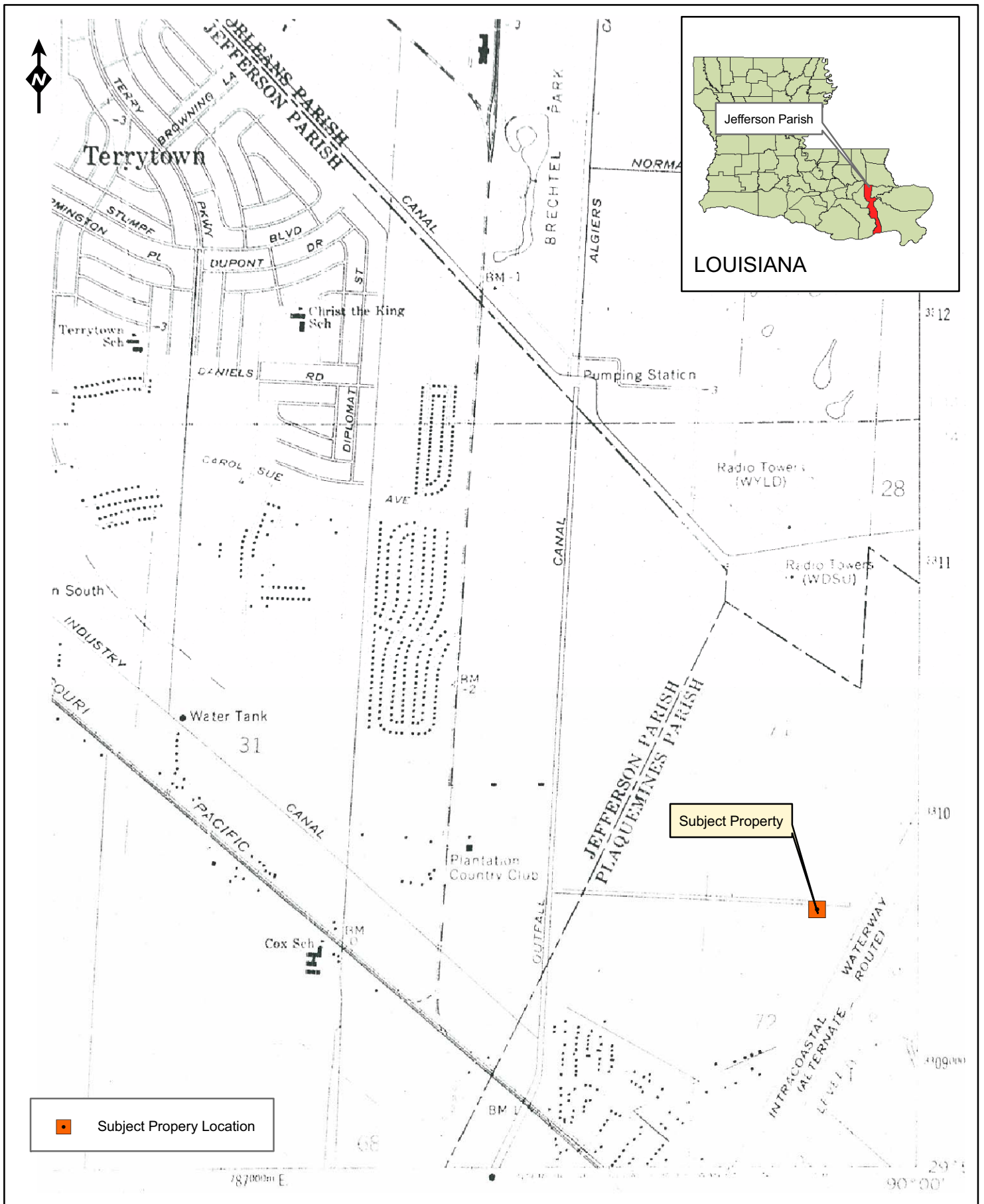




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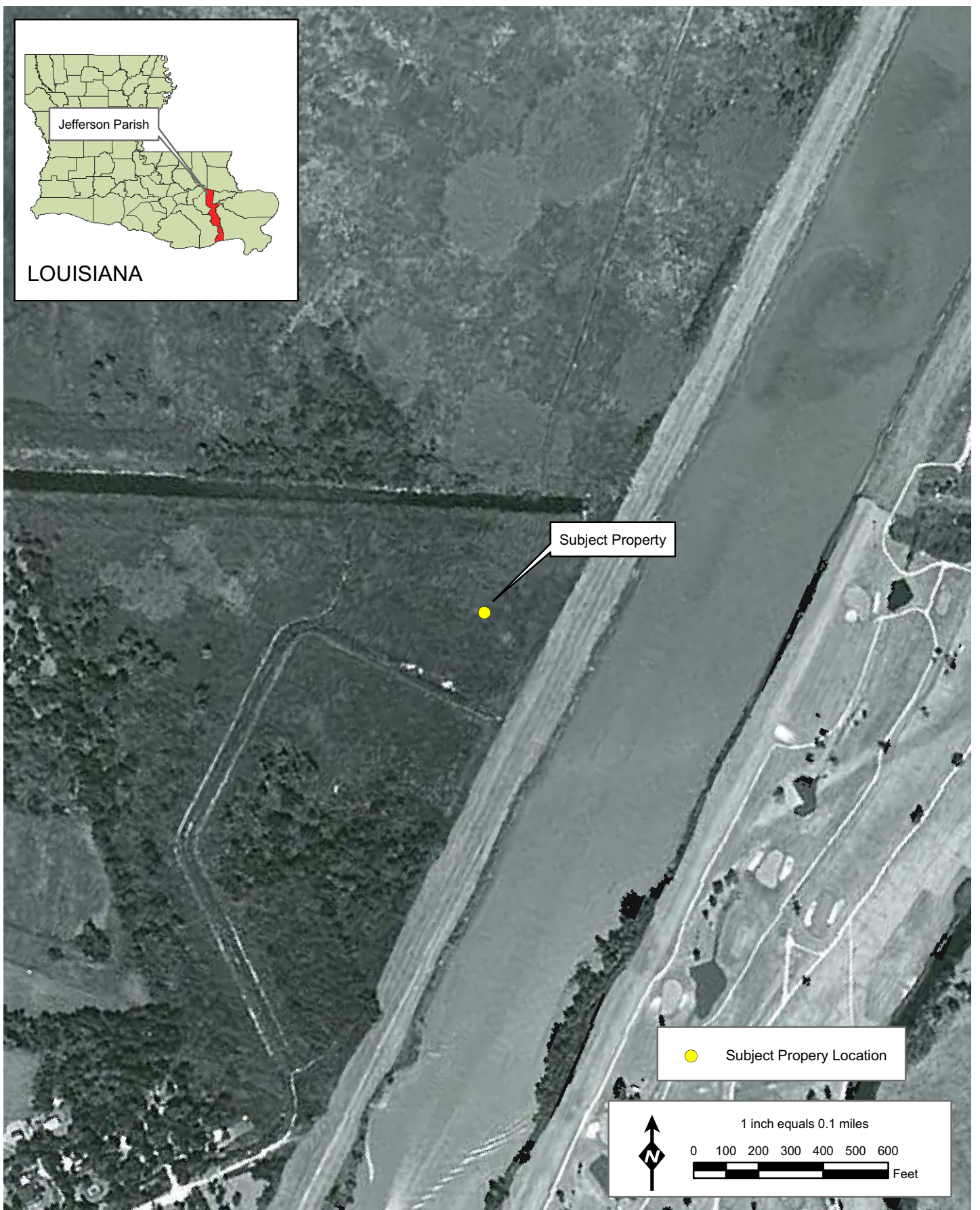




Planters Pump Station  
 1966 New Orleans East, LA 7.5 minute USGS Topographic Quadrangle



March 2007



Planters Pump Station  
1970 Aerial Photography



March 2007



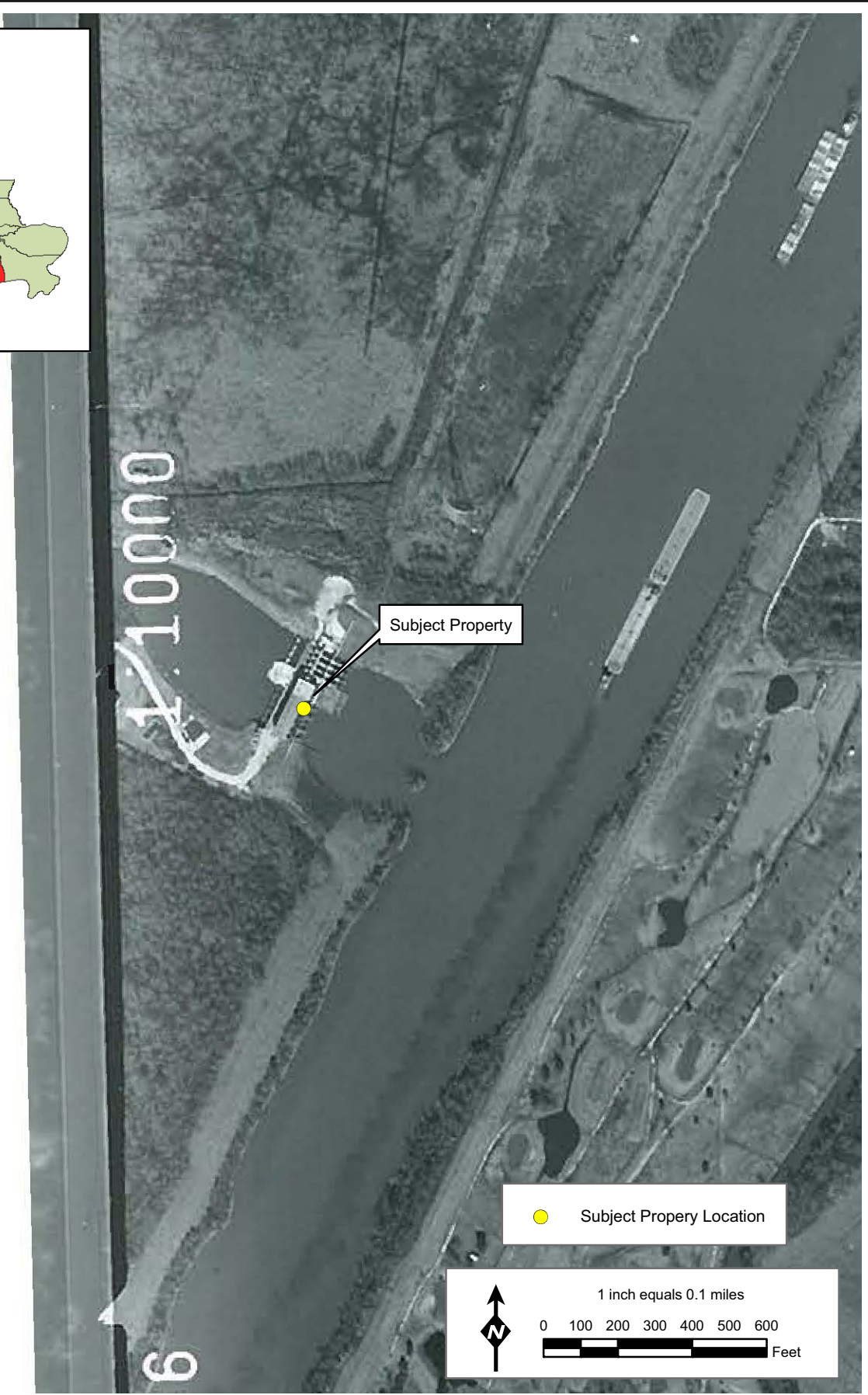


Planters Pump Station  
1974 Aerial Photography



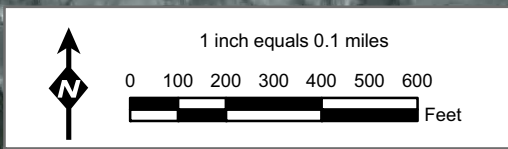
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Subject Property

● Subject Property Location

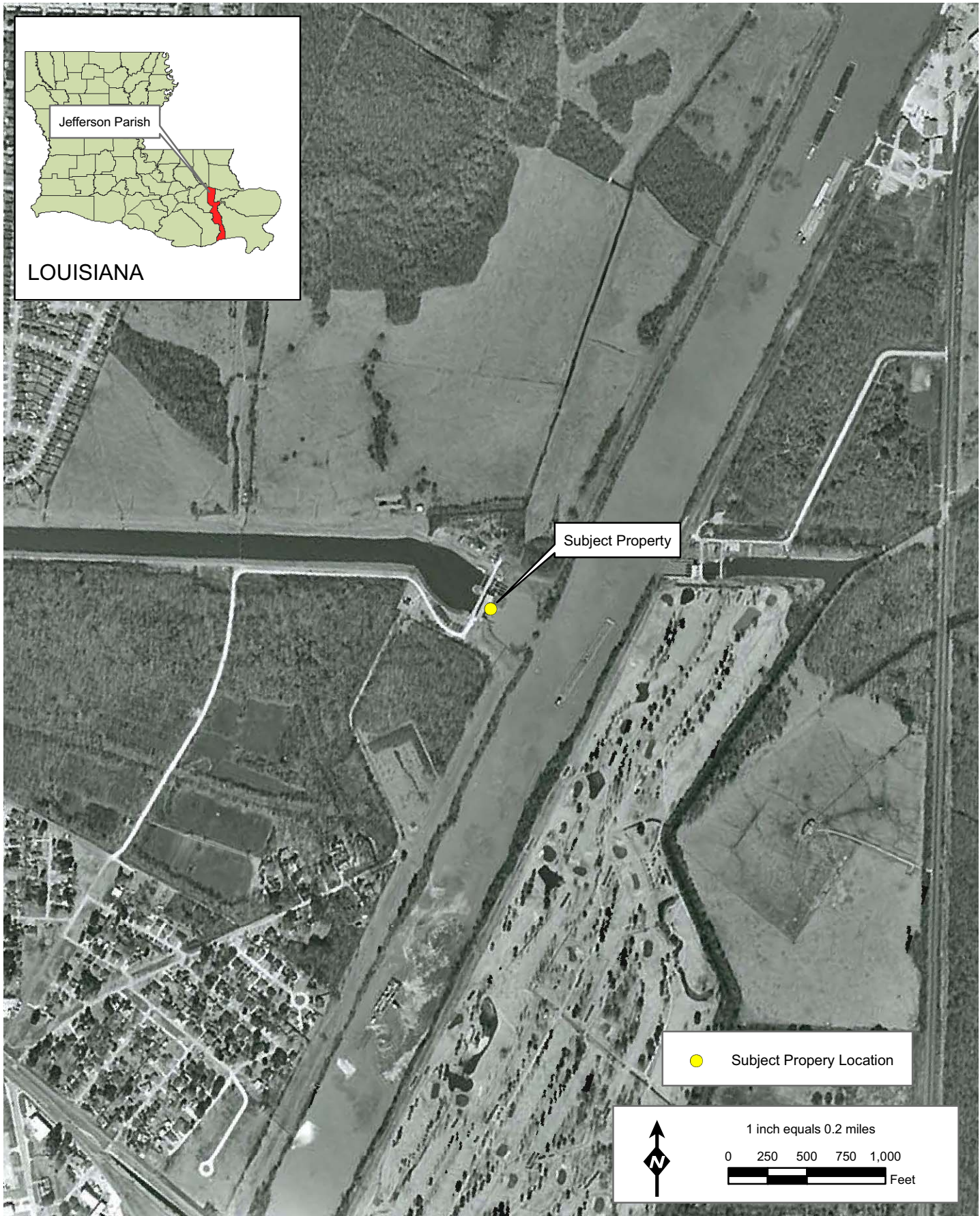


Planters Pump Station  
1986 Aerial Photography



March 2007



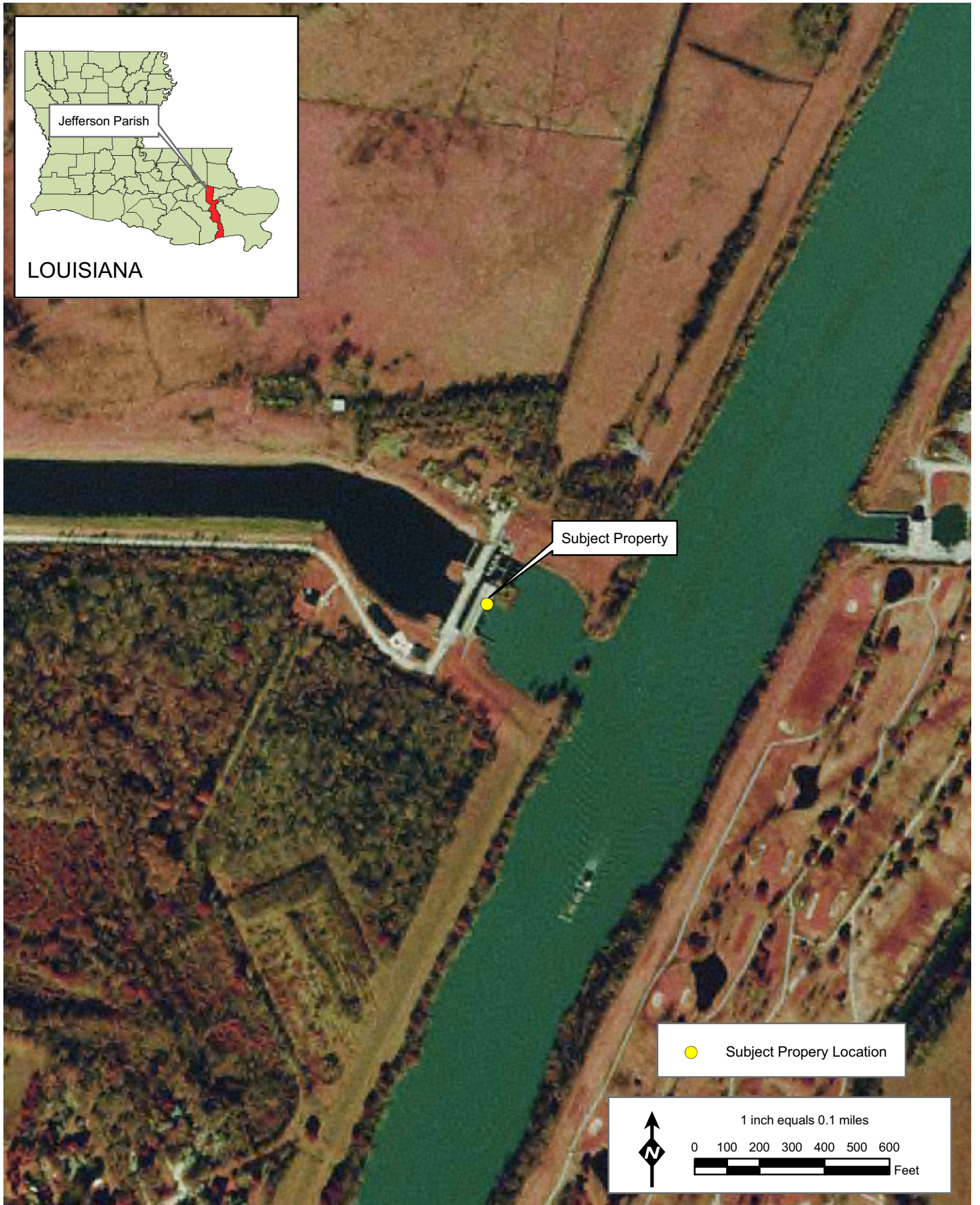


Planters Pump Station  
1996 Aerial Photography

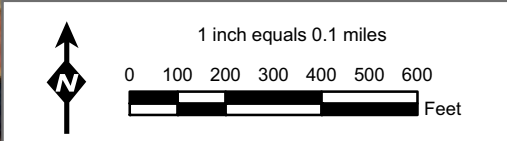


March 2007





● Subject Property Location



Planters Pump Station  
1998 New Orleans East, LA USGS DOQQ



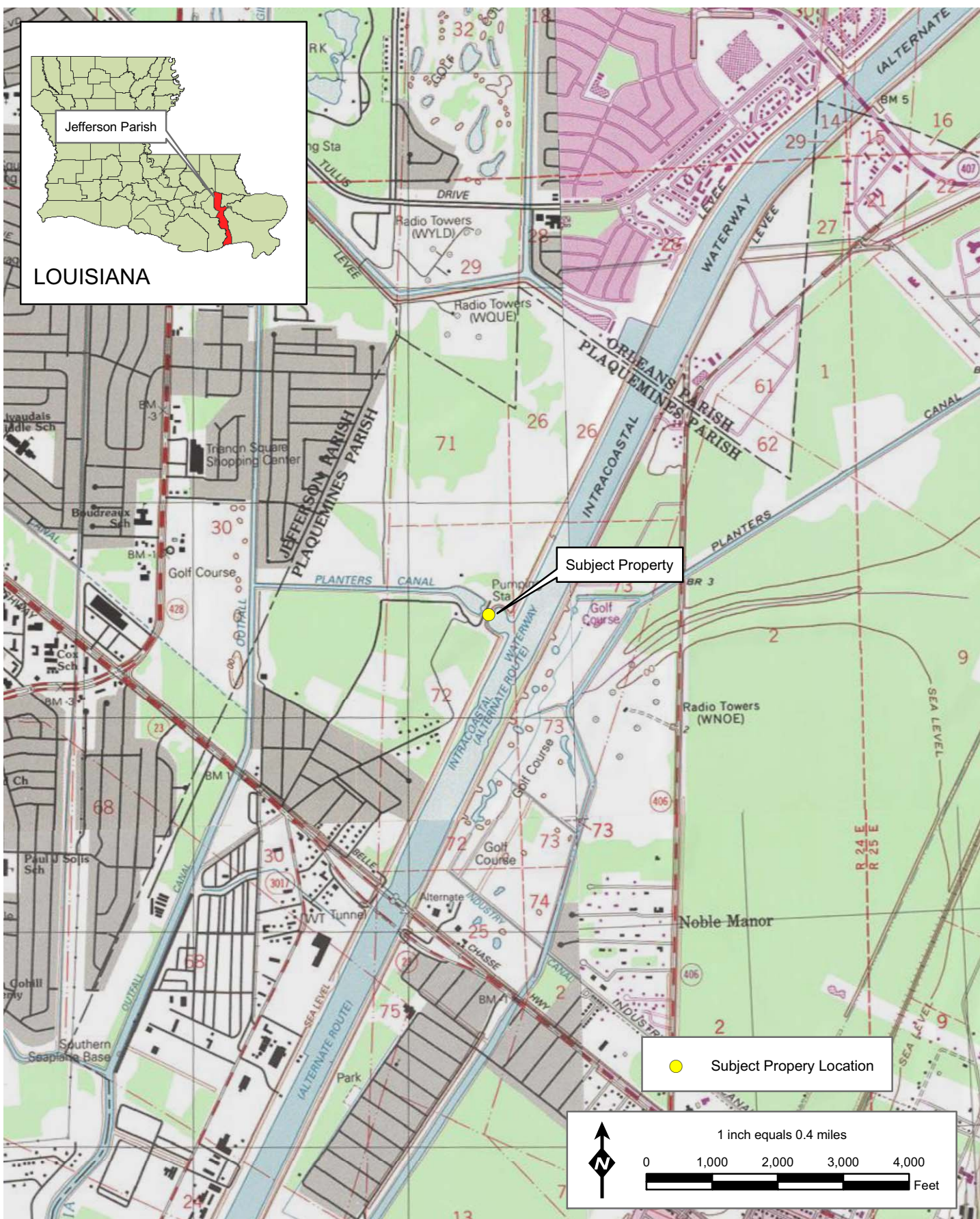
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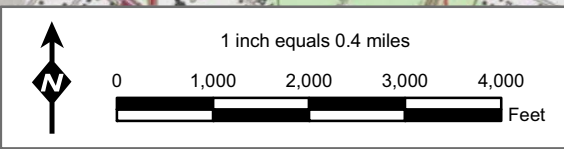
Jefferson Parish

LOUISIANA



Subject Property

● Subject Property Location



Planters Pump Station  
1998 New Orleans East, LA USGS Topographic Quadrangle

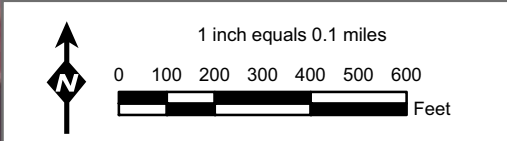


March 2007





● Subject Property Location

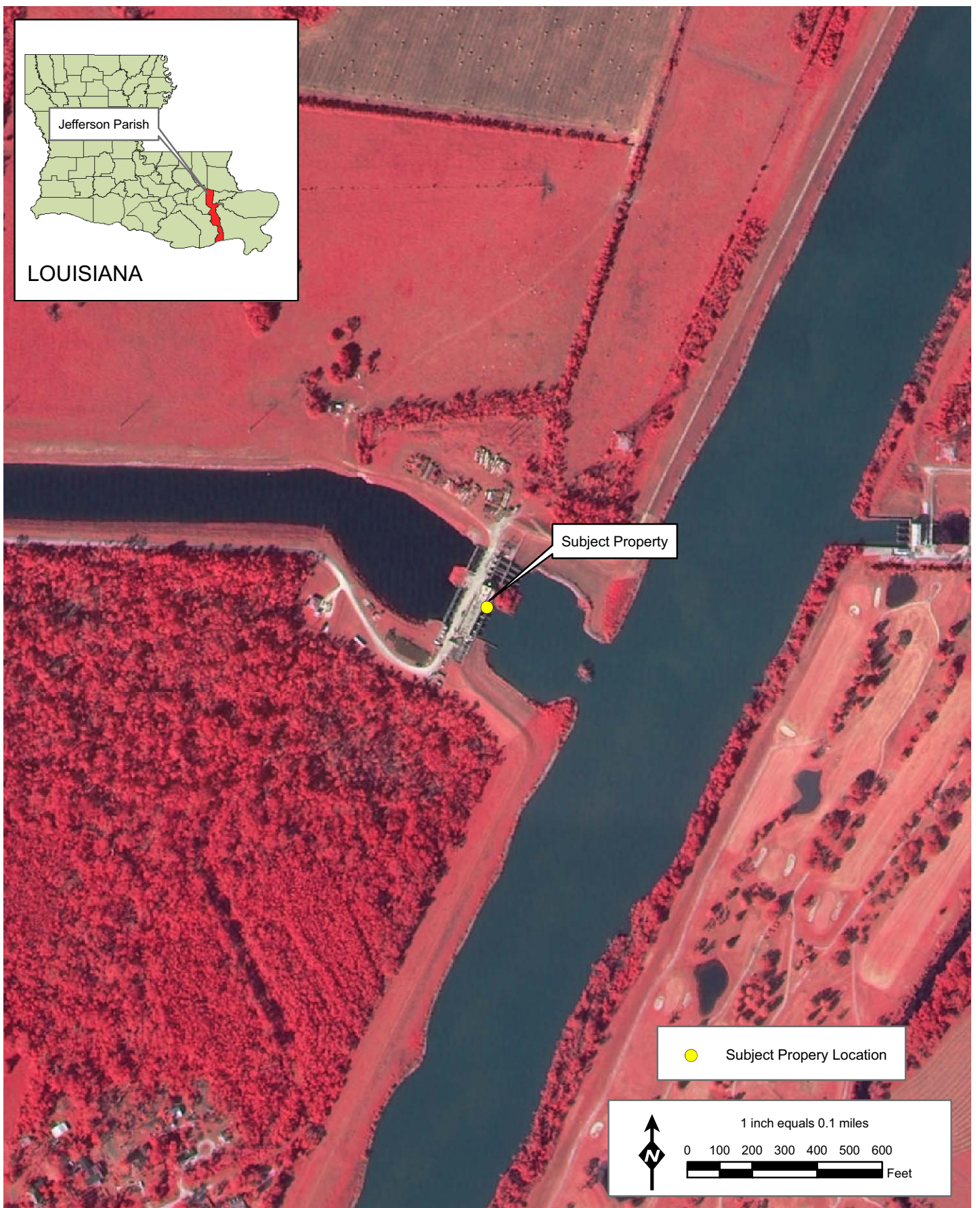


Planters Pump Station  
2004 New Orleans East, LA USGS DOQQ



March 2007





Planters Pump Station  
2005 New Orleans East, LA USGS DOQQ



March 2007



*APPENDIX B*  
*SITE PHOTOGRAPHS*







## SITE PHOTOGRAPHS



Photograph 1. View through entrance gate of adjacent property to the north



Photograph 2. View of adjacent property to the southwest





Photograph 3. Diesel, propane, and waste oil storage tanks



Photograph 4. Septic tank and leach field west of the pump station



Photograph 5. Transformer station on subject property



Photograph 6. Connex storage container on subject property





Photograph 7. View to the east of adjacent property



Photograph 8. Interior of pump station showing water service connection



Photograph 9. Interior of pump station, oil storage



Photograph 10. Empty drums on pump station floor





Photograph 11. Equipment laydown yard on subject property



Photograph 12. View to the southeast of adjacent property



*APPENDIX C*  
*LIST OF PREPARERS*





The following people were primarily responsible for preparing this report.

<b>Name</b>	<b>Discipline/Expertise</b>	<b>Experience</b>	<b>Role In Preparing Report</b>
Stephen Oivanki	Geologist Environmental Assessment	20 years of environmental assessment and remediation experience	Project manager, ESA preparation, field survey
Greg Lacy	Environmental Studies	10 years of environmental, natural resource, ESA, and NEPA studies	Field Survey
Denise Rousseau Ford	Environmental Engineering	15 years of environmental studies experience	Field Survey
Maria Reid	Forestry and Environmental Studies	5 years of environmental assessment and NEPA experience	Field Survey
Sharon Newman	GIS/Graphics	5 years GIS analysis	GIS and Graphics
David Alford	GIS/Graphics	4 years GIS/graphics experience	GIS and Graphics
Eric Webb, Ph.D.	Ecology/Wetlands	15 years NEPA and natural resources related studies	QA/QC



*APPENDIX D*  
*PERSONNEL QUALIFICATIONS*







**STEPHEN M. OIVANKI, P.G.**  
**Qualified Environmental Professional (ASTM E1527-05)**  
**Statement of Qualifications**

**Education:** B.S. – Geology – Louisiana State University  
M.S. – Geology – Louisiana State University

**Training:** HAZWOPER – 40-hour hazardous waste responder, current refresher  
USACE 1997 Wetland Delineation Manual – 40-hour course  
Mold Assessment and Remediation in Buildings – Training Course

**Registrations:** Registered Professional Geologist #412 – State of Mississippi

**Experience: Self-employed Consulting Geologist – 10 years**  
Oil and gas exploration, subsurface site investigations, mining exploration, engineering geology

**Mississippi Department of Environmental Quality – 9 years**  
Subsurface geology, subsurface site investigations, coastal geology and geomorphology

**Mississippi Department of Marine Resources – 3 years**  
Coastal Zone Manager, supervision of environmental staff, oversight and review of Coastal Zone permits and environmental regulations

**Compton Engineering, Inc. – 5.5 years**  
Phase I Environmental Site Assessments – 40  
Phase II Environmental Site Assessments – 12  
Emergency Response Action Contractor – Miss. LUST Trust Fund  
LUST investigations and remediation – 5  
Contaminated site investigations and remediation – 7  
Wetland delineations – 50  
Mold assessments and remediation supervision – 10  
Spill Prevention Control and Countermeasure (SPCC) plans – 12  
Rubbish and Subtitle D Landfill permits – 5  
Storm Water Pollution Prevention Plans - 20

**Gulf South Research Corporation – 6 months**  
Phase I Environmental Site Assessments - 13

**GREGORY B. LACY**  
**Qualified Environmental Professional (ASTM E1527-05)**  
**Statement of Qualifications**

**Education:** B.S.-Biology-Georgia Southwestern State University  
M.S.-Biology-Georgia College and State University

**Training:** HAZWOPER-40-hour hazardous waste responder, current refresher.  
HAZWOPER-8-hour Training for Supervisors  
EPA Watershed Management - Training Certificate  
Lead Supervisor - Training Course

**Experience: DDL Omni Engineering - 5 years**  
Petroleum, oil, lubricant remediation, Chemical and biological decontaminations,  
Spill response, Hazardous waste management, Waste minimization.

**Gulf South Research Corporation - 2 years**  
Phase I Environmental Site Assessments - 15

**DENISE ROUSSEAU FORD**  
**Qualified Environmental Professional**  
**Statement of Qualifications**

**Education:** M.S., Civil and Environmental Engineering, Louisiana State University  
B.S., Geology, Louisiana State University

**Training:** HAZWOPER – 40-hour hazardous waste responder

**Professional Organizations:** Louisiana Brownfields Association (LBA) charter and founding member, 2006-2007 acting Executive Director

**Experience: Gulf South Research Corporation – 3 months**  
Performs NEPA EA investigations and Phase I ESAs

**Louisiana State University – 11 years**

Performed numerous technical reviews of Phase I and Phase II environmental site assessments, and cleanup action plans for non-profit organizations and municipalities involved in Brownfields transactions.

Performed technical reviews of various Superfund documents (including PAs, PA/SIs, RI/FSs and others) at sites in Corpus Christi, TX; Lake Charles, LA; Alsen, LA and other sites throughout EPA Region 6.

**GDC Engineering – 3 years**

Worked as an environmental geologist and project manager in the field of hazardous waste remediation. Specific projects included groundwater investigations at Deltech, in Baton Rouge, LA and DOW Chemical in Plaquemine, LA.

**MARIA BERNARD REID**  
**Environmental Professional**  
**Statement of Qualifications**

**Education:** B.S. – Forest Management – Louisiana State University  
M.S. – Agricultural Economics and Agribusiness, Natural Resources  
Policy and Environmental Management and Planning – Louisiana State  
University

**Training:** HAZWOPER – 40-hour hazardous waste responder, current refresher  
USFWS Endangered Species Act Section 7: Interagency Consultation  
Training – 40-hour course  
Wetland Delineator Training – 40-hour course

**Experience:**

**Soil and Water Conservation District: Washington County, Arkansas – 2 years**

Beaver Lake/White River Water Quality Technician – Prepared nutrient management plans for area ranchers, and planned and implemented Best Management Practices for nutrient management and water quality and soil erosion protection.

**Gulf Engineers and Consultants: Baton Rouge, Louisiana – 1.5 years**

Environmental Scientist – Conducted wetland delineations and threatened and endangered species surveys and prepared NEPA documents.

**Gulf South Research Corporation – 3 years**

Natural Resources - Conducted wetland delineations, threatened and endangered species surveys, and environmental site assessments, and prepared NEPA documents.



*APPENDIX E*  
*CONTACT REPORTS*







## Phone Log/Contact Report

Project No.: 80600105s      Date: 03/07/07      Time: 12:4am

Project Name: Jefferson Parish  
Stormproofing

Employee: Denise Rousseau      Person Contacted: Clayton Michaud  
Ford      Jefferson Parish  
Dept. of Public Works

Organization: Works      Telephone No.: (504) 838-4373

Reason for Call

Topics Discussed: Phase I property owner/operator interview – Planters Pump Station (West Bank)

Copies to: file

Comments: I interviewed Mr. Clayton Michaud, Planters Pump Station resident operator and employee of Jefferson Parish Department of Public Works about the property associated with Planters Pump Station while on-site at the station. He stated that although the property is in Plaquemines Parish, Jefferson Parish owns and maintains the subject property. Mr. Michaud stated that there are no water wells on-site. Water for the pumps comes from the city, and additionally, there is a small pump on the discharge end of the pump station in the industrial canal. There is a septic system on-site to handle the wastewater for the station. Mr. Michaud stated that solvent (varsol), lubricating oil, and antifreeze for this station are stored within the pump facility (in 55 gallon drums). Generally each station stores approximately 1,000 gallons of assorted motor oils (in 55 gallon drums) within the pump facility. He stated that there is a spill prevention plan on-site, as well as spill cleaning supplies and booms. Mr. Michaud said that a small fire occurred with the transformers several years ago which might have had a transformer oil leak, but doesn't know how this was resolved. Upon visual inspection, we noted that there were signs on the transformers which stated that they contained no PCBs, although M. Michaud still thought the transformers were fairly old. Mr. Michaud stated that he did not know of any environmental contamination/issues or violations, liens or lawsuits on the property, and expressed that he had no environmental concerns with the subject area.

Decisions/ Agreements Reached:

Action Items: Information added to the Phase I report.

