

EXECUTIVE SUMMARY

Forefront Emergency Management, L.P. (Forefront EM) was contracted by The City of Thibodaux (User) to perform a Phase I Environmental Site Assessment (ESA) of the property located at 1229 Canal Boulevard, Thibodaux, Louisiana 70301 (Lafourche Parish). The purpose of the ESA was to identify recognized environmental conditions that may exist on the property through site reconnaissance, interviews, and review of available state, federal, and historical records. The ESA was performed in conformance with the American Society for Testing and Materials (ASTM) E1527-21 Standard Practice. The ASTM E1527-21 Standard Practice defines a recognized environmental condition as:

the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions

A de minimis condition is defined as:

a condition that generally does 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. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions

A historical recognized environmental condition is defined as:

a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition

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A site reconnaissance of the subject property was performed by Forefront EM on May 16, 2022. The site reconnaissance consisted of visual inspection of the property for obvious and potential signs of environmental contamination. The following **Recognized Environmental Conditions** were noted:

Condition:

Hydrocarbon staining was observed in the eastern parking lot bordering President Street on the southeastern side of the parking lot. GPS Coordinates: 29.788050, -90.821560. With rainfall, some the hydrocarbons could potentially runoff into one of the three storm drains located within the parking lot.

Photos



Action:

Appropriately remove/clean the hydrocarbon staining and properly dispose of any wastewater and/or solid materials created or used during the removal/cleaning.

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Condition:

Hydrocarbon staining was observed in the eastern parking lot bordering President Street on the southeastern side of the parking lot underneath and around a U.S. Mail vehicle (Jeep Cherokee, Louisiana license plate number: 147 DWH). GPS Coordinates: 29.788050, -90.821560. With rainfall, some the hydrocarbons could potentially runoff into one of the three storm drains located within the parking lot.

Photos



Action:

Appropriately remove/clean the hydrocarbon staining and properly dispose of any wastewater and/or solid materials created or used during the removal/cleaning.

Condition:

Hydrocarbon staining was observed in the eastern parking lot bordering President Street on the northeastern side of the parking lot. GPS Coordinates: 29.788070, -90.821400. With rainfall, some the hydrocarbons could potentially runoff into one of the three storm drains located within the parking lot.

Photos



Action:

Appropriately remove/clean the hydrocarbon staining and properly dispose of any wastewater and/or solid materials created or used during the removal/cleaning.



Findings from User Provided Information

No findings of significance were identified from user provided information.

Findings from Environmental Records Review

- ❖ There were no listings found for the subject property.
- ❖ There were no activity and use limitations (AULs) listed for the subject property.
- ❖ There were no environmental liens listed for the subject property.
- ❖ There were 15 oil and gas wells found within a 1-mile radius of the subject property. The nearest oil & gas well is located between 1/8-mile and 1/4-mile to the east/southeast of the subject property.
- ❖ There were 26 confirmed sites of environmental concern located within 1-mile of the subject property.
- ❖ Of the 26 confirmed sites of environmental concern with potential to impact the subject property, 21 are located less than 3/4-mile from the subject property: Thirteen sites with equal to or higher elevation and eight with lower elevation. Nine of the sites are located less than 1/10-mile from the subject property.
- ❖ Five of the confirmed sites were HIST LUST (Underground Storage Tank Case History Incidents), and these sites were less than 1/2-mile from the target property. These sites are listed in the tables below. Two of the sites had multiple incidents:
 - 1) 1506 Canal Boulevard, Thibodaux, Louisiana 70301
 - 2) 698 Back Street, Thibodaux, Louisiana 70301

Please note that site closure was not confirmed in the federal record search for most of the incidents that occurred at the sites. Given this information and the proximity of the HIST LUSTs to the Target Property (TP), Forefront EM recommends that a Limited Soil & Groundwater Investigation be conducted on the subject property for gasoline, diesel, and their respective byproducts.

Property Address:	204 Back Street, Thibodaux, Louisiana 70301		
Facility ID:	29-00612	Owner ID:	00026400
Owner:	Belle South Communications		
Incident Date:	11/10/1994	Incident Number:	94-3-0166
Product Released:	Diesel	Quantity Released:	Unknown
Direction from TP:	South/Southeast	Distance from TP:	431-feet
Corrective Actions:	Excavation and sampling. Sampling indicated acceptable results to grant termination of remediation and tank closure status. Closure date not provided by federal records search.		

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Property Address: 1309 Canal Boulevard, Thibodaux, Louisiana 70301			
Facility ID:	29-011184	Owner ID:	00036500
Owner:	City of Thibodaux		
Incident Date:	03/23/1992	Incident Number:	92-3-0072
Product Released:	Gasoline	Quantity Released:	Unknown
Direction from TP:	South/Southeast	Distance from TP:	1,680-feet
Corrective Actions:	It appears that corrective actions began in 1994, and the last recorded information was on 06/07/1999. Monitoring wells, recovery wells, and vapor extraction were installed and used, and remediation was approved by and monitored by the Louisiana Department of Environmental Quality (LDEQ). Closure status not provided by federal records search.		

Property Address: 1506 Canal Boulevard, Thibodaux, Louisiana 70301			No. 1
Facility ID:	29-004913	Owner ID:	00343800
Owner:	Hill City Oil Co Inc.		
Incident Date:	12/04/1998	Incident Number:	98-3-0120
Product Released:	Gasoline	Quantity Released:	150-gallons
Direction from TP:	South/Southeast	Distance from TP:	1,939-feet
Corrective Actions:	Initial abatement steps were received by the LDEQ on 02/03/1999 and approved by the LDEQ on 03/04/1999. The LDEQ received a modified Corrective Action Plan (CAP) on 08/20/1999 and revised CAP on 11/17/1999. Remediation not defined and closure status not provided by federal records search.		

Property Address: 1506 Canal Boulevard, Thibodaux, Louisiana 70301			No. 2
Facility ID:	29-004913	Owner ID:	00539500
Owner:	Freedom Food & Fuel		
Incident Date:	05/22/1992	Incident Number:	92-3-0122
Product Released:	Gasoline	Quantity Released:	500 – 2,000-gallons
Direction from TP:	South/Southeast	Distance from TP:	1,939-feet
Corrective Actions:	Two recovery wells were installed, and the LDEQ issued a Compliance Order in March 1995 to Hill City Oil; however, Hill City Oil indicated that they were liable for cleanup. The LDEQ rescinded the Compliance Order on 09/19/1995. LDEQ received a letter from Cook-Smith (new consultant) on 03/21/1996 to which the LDEQ requested a CAP from Cook-Smith on 04/10/1996. Vapor monitoring and later excavation and dual phase extraction took place. The last LDEQ correspondence recorded by the federal records search was approval of the excavation and dual phase extraction on 09/14/1999. Closure status not provided by federal records search.		

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Property Address: 1506 Canal Boulevard, Thibodaux, Louisiana 70301		No. 3	
Facility ID:	29-004913	Owner ID:	00539500
Owner:	Freedom Food & Fuel		
Incident Date:	06/19/1992	Incident Number:	92-3-0138
Product Released:	Gasoline	Quantity Released:	2-gallons
Direction from TP:	South/Southeast	Distance from TP:	1,939-feet
Corrective Actions:	While drilling a recovery well in reference to incident number 92-3-0122 (incident date: 05/22/1992) the consultant drilled through the plus product line causing 2-gallons of gasoline to be released. The product was removed by hand-bailing.		

Property Address: 1506 Canal Boulevard, Thibodaux, Louisiana 70301		No. 4 & 5	
Incident Type	Spill	Reported by:	Minh Truong
Site Name:	RAECO of Thibodaux		
Incident Date:	11/19/2019	LDEQ AI No.	68614
Product Released:	Gasoline & Diesel	Quantity Released:	No reported
Incident ID # (gasoline):	194284	Incident ID # (diesel):	194402
Direction from TP:	South/Southeast	Distance from TP:	1,939-feet
Corrective Actions:	Forefront EM used the LDEQ AI No. 68614 referenced in the federal records search to obtain the following records from the LDQ. According to public records on file with the LDEQ, the UST system was permanently closed in February 2021. Furthermore, a Limited Site Investigation conducted in September 2021 and RECAP evaluation conducted in February 2022 indicated that sampling results were below the LDEQ's RECAP Screening Standards for non-industrial soils. The LDEQ requested that the monitoring wells be plugged and abandoned in a letter dated March 16, 2022. The consulting firm which wrote the correspondence found in the LDEQ's public records recommended that the LDEQ require No Further Action; however, closure status was not yet provided in the LDEQ's public records. Please reference Appendix 4.		

Property Address: 698 Back Street, Thibodaux, Louisiana 70301		No. 1	
Facility ID:	29-007935	Owner ID:	76530000
Owner:	Sold (Site Name: Farrel J. Comeaux)		
Incident Date:	03/07/1991	Incident Number:	91-3-0074
Product Released:	Gasoline	Quantity Released:	Unknown
Direction from TP:	East/Southeast	Distance from TP:	2,094-feet
Corrective Actions:	Corrective plan was approved on 08/03/1998; however, remediation was not defined, and closure status not provided by federal records search.		

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Property Address: 698 Back Street, Thibodaux, Louisiana 70301		No. 2	
Incident Type	Spill	Reported by:	John Morris
Site Name:	A&T's Quick Mart		
Incident Date:	01/28/2020	LDEQ AI No.	66541
Product Released:	Gasoline	Quantity Released:	No reported
Incident ID # (gasoline):	195556		
Direction from TP:	East/Southeast	Distance from TP:	2,094-feet
Corrective Actions:	The Closure Assessment Form and Report were received on March 17, 2020. Results of the closure samples indicated that TPH-Gas concentrations exceeded the LDEQ's RECAP Table 1 screening option standards at dispenser sample D-2. The sample was further evaluated for VPH Fractionation and SPLP methods. All results were below the RECAP non-industrial screening option standards. The UST Closure Assessment Form was approved with No Further Action needed at this time. Incident 195556 was closed.		

Property Address: 514 Jackson Street, Thibodaux, Louisiana 70301			
Facility ID:	29-009594	Owner ID:	00293600
Owner:	Tom Blanchard and Sydney Webre		
Incident Date:	03/20/1997	Incident Number:	97-3-0037
Product Released:	Used oil	Quantity Released:	Unknown
Direction from TP:	North	Distance from TP:	2,445-feet
Corrective Actions:	The federal records search indicated that remediation was complete; however, closure status not provided by federal records search.		

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Findings Historical Records Review

The subject property has been located within a mostly residential area with some commercial businesses mixed in. The commercial businesses listed in the table below could have been or could currently be subject to produce soil and/or groundwater contamination.

Year	Canal Blvd Property Address #	Property Name
1995	1300	Mike's Exxon & Ryder Truck Rental Inc.
	1301	Kernes Dry Cleaning Inc.
2000	1300	Breakdowns Emergency Road Service, Johnny's Wrecker & Towing Service, & Ryder Truck Rental One Way Incorporated
	1301	Kernes Dry Cleaning Incorporated
2005	1300	Budget Truck Rental & Johnny's Wrecker & Towing Service
2010	1300	Budget Truck Rental
2014	1300	Budget Truck Rental
2017	1300	Budget Truck Rental

It should be noted that 1300 Canal Boulevard is located approximately 572-yards south of the subject property, and 1301 Canal Boulevard is located approximately 410-yards south/southeast of the subject property.

Findings from Physical Setting

- ❖ The nearest waterway, Bayou Lafourche, is 1,181-yards north of the subject property. Bayou Lafourche flows in a southerly/southeasterly direction.
- ❖ Groundwater flow direction for the subject property and its surrounding areas was not provided on the Physical Setting Source Map – 6981663.2s.
- ❖ The SSURGO Soil Map identified (2) areas of soil composition within this ¼-radius. Both were of the soil component name Cancienne, and their respective soil characteristics were extremely similar. The areas varied in layer boundaries and soil texture class in the upper layer.
- ❖ There was no site-specific hydrogeological data available within a 1.25-mile radius of the subject property, because a map indicating general direction of groundwater flow at specific points was not available.
- ❖ There were 96 water wells found within a 1-mile radius of the subject property.
- ❖ There was no information available regarding groundwater quality and groundwater sampling was beyond the scope of this Phase I ESA. The general topographic gradient was General East.

Findings from Interviews

No findings of significance were discovered from interviews.

While the Executive Summary is an integral part of this report, it is presented only for the reader's convenience and should not be used in lieu of reading the entire report. The reader is expected to read the entire text of this report for interpretive discussions relevant to the services provided herein.