



**US Army Corps
of Engineers®**

Papillion Creek and Tributaries Lakes, Nebraska

General Reevaluation Report

Appendix I HTRW



January 2021

**Omaha District
Northwestern Division**

Final

Phase I Environmental Site Assessment

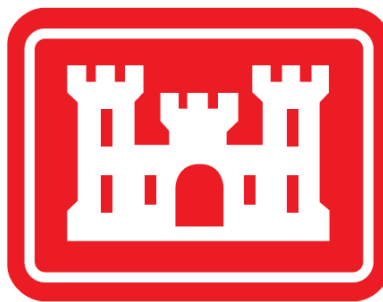
Papillion Creek Dam Site 10

General Reevaluation Report

Omaha, Nebraska



January 2021



United States Army Corps of Engineers

Omaha District

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ENVIRONMENTAL SITE ASSESSMENT

Papillion Creek Dam Site 10

Omaha, NE

January 2021

1. Summary

1.1 Background

A Phase I Environmental Site Assessment (ESA) was conducted in support of the proposed project to reduce the risks of flooding, loss of life, and property damage in partnership with state and local governments. The project will include excavation to create a dam and spillway to manage the release of water downstream. No dredging of the creek is necessary and contact with groundwater is not expected. This ESA was conducted in accordance with ASTM International (ASTM) E1527-13, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”. The purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an ESA with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products (ASTM E1527-13).

1.2 Findings

There are no recognized environmental conditions (RECs) on this property that will affect the project. A REC means the presence of any hazardous substances or petroleum products in, on, or at the property: (1) due to any 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 (ASTM E1527-13).

I have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of Papillion Dam Site 10. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. This assessment has revealed no evidence of RECs in connection with the property.

1.3 Conclusions

This assessment has revealed no evidence of recognized environmental conditions in connection with the property. The assessment team was advised to not walk the property of the proposed project due to safety concerns. This property is in agricultural land and has not had any structures or been used for storage of machinery according to aerial photographs dating back to 1938 (see Appendix C).

2. Introduction

2.1 Property Identification

Papillion Creek Dam Site 10 is in between North 126th street and Blair High Road in Northwest Omaha, Nebraska. Highway 36 runs south of the project site (Figure 1). The property is used for agriculture purposes.

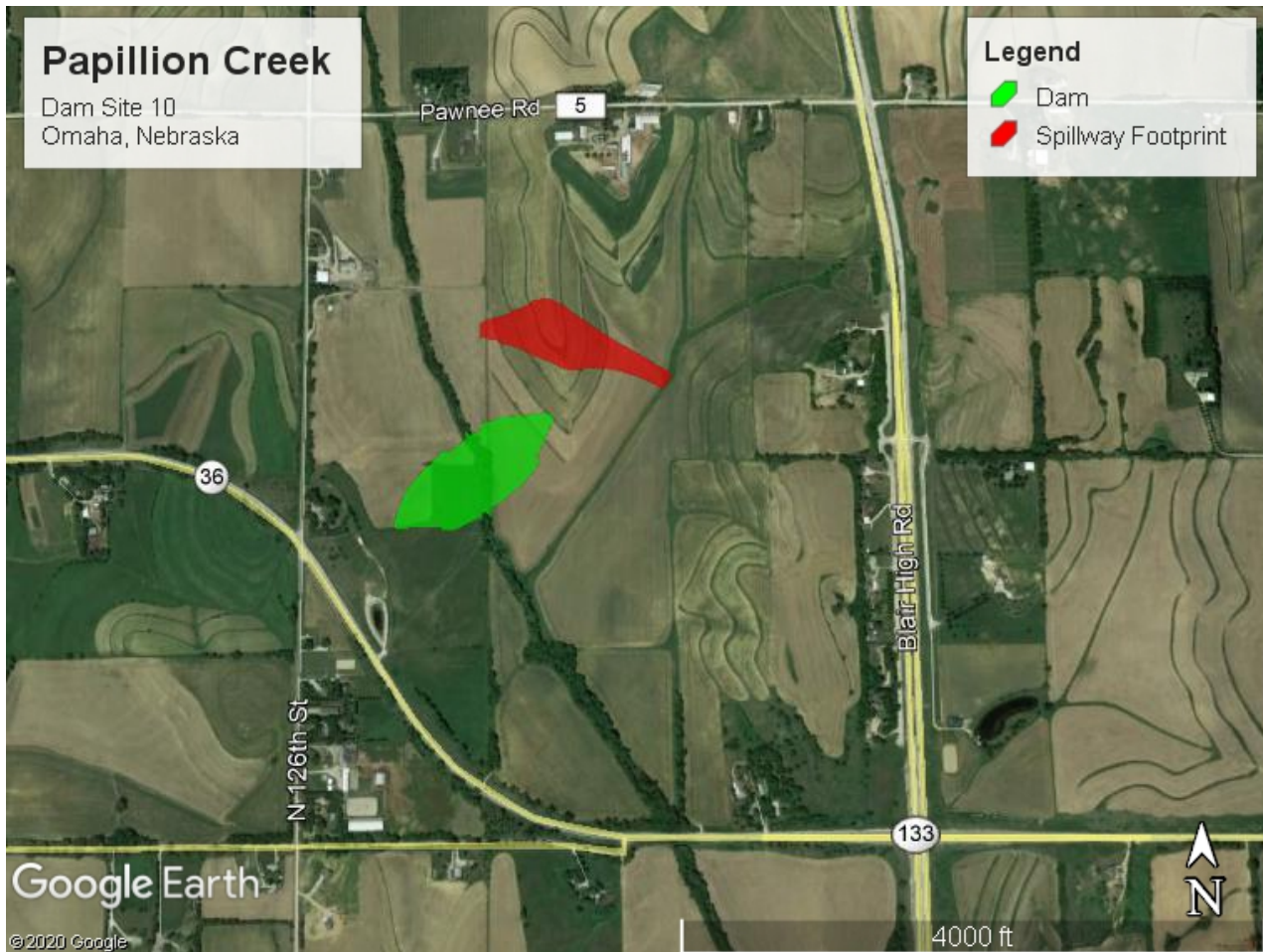


Figure 1. Dam Site 10 and Spillway Footprint

2.2 Purpose

The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the process prescribed herein, RECs in connection with the property (ASTM 2013). This assessment will identify RECs that may indicate soil contamination on the properties affected by the project. Contaminated soil can affect the project costs through special handling and disposal requirements.

2.3 Contractual Details (Scope of Work)

The United States Army Corps of Engineers (USACE) Scope of Work required the following:

- A review of federal and state regulatory agency databases for the site and the minimum search distance from the site
- Interviews of certain regulatory agencies about environmental conditions at the site and in the vicinity of the site
- A review of the site history through available historical sources (topographic maps, aerial photographs, interviews...)
- A site visit to observe current site conditions for evidence of RECs
- A review of nearby properties to identify the use of hazardous substances or petroleum products
- Interviews with key personnel regarding current and past operation along the levee and dam sites
- The preparation of the ESA Phase I Report

2.4 Limiting Conditions

This ESA is limited in that it relies on historical reports, interviews of personnel, and site reconnaissance as the source for identifying any RECs associated with the site. USACE is not liable for any underlying RECs which were not brought to light through the practice of this ESA. Due to the site not being accessible, the assessment team was unable to fully investigate or analyze the condition of the soil for this environmental site assessment.

2.5 Deviations

One deviation occurred from ASTM E1527-13 when performing this Phase I ESA. The assessment team did not walk the proposed property due to safety concerns as this project is not completely welcome by all affected private landowners.

2.6 Exceptions

There were no exceptions to ASTM E1527-13 when performing the Phase I ESA.

2.7 Significant Assumptions

The following assumptions were made in order to conduct this ESA:

- Information resulting from interviews of personnel is accurate
- Historical reports are accurate
- U.S. Geological Survey information concerning the physical characteristics of existing locations and any adjacent properties is accurate

2.8 Special Terms and Conditions

The assessment team was advised by the USACE Project Manager to not walk on to Papillion Creek Dam Site 10 property for safety concerns, which prevented the team from performing a site walk while assessing the property. The site visit was accomplished from the public roadways where the site was visible.

2.9 Definitions

Controlled REC (CREC): A CREC applies to a site that has reached regulatory closure with the implementation of an engineering control, such as an impermeable cap, and/or an institutional control, such as a deed restriction or property use restriction.

Historic REC (HREC): An HREC is 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, without subjecting the property to any required controls (for example, property use restrictions, activity use limitations, institutional controls, or engineering controls). An HREC is not typically a REC. If regulatory standards have changed since the HREC achieved closure, and the data used to close the case indicate the occurrence of chemical constituents that are above their respective regulatory standards, then the HREC will be identified as a REC in the conclusion section of the Phase I ESA Report.

De Minimis Condition, as defined by ASTM E1527-13: A de minimis condition is a condition that generally does not present a threat to human health of the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. ASTM E1527-13 does not consider de minimis conditions RECs.

Data Gap: A data gap is a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice. A data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap.

3. User Provided Information

3.1 Environmental liens/Activity and Use limitations (AULs)

According to USACE real estate specialist there are no known environmental liens filed or recorded or AULs on the property.

3.2 Specialized Knowledge or Experience

No structures or vertical construction in this area deletes the need for asbestos containing material and lead based paint surveys.

3.3 Commonly Known Information

It is commonly known that this property has historically been used for agricultural purposes and the likelihood of RECs from hazardous materials and petroleum products is minimal.

3.4 Degree of Obviousness

The likely presence or threatened releases of hazardous material and/ or petroleum products at the property is minimal.

4. Records Review

USACE personnel reviewed federal, state, and local environmental records pertaining to the Phase I ESA study areas in study area of dam/ spillway site 10. In performing this review, USACE used the services of Environmental Data Resources (EDR), a vendor specializing in the search and retrieval of governmental environmental databases. These federal, state, and local databases include information regarding reported hazardous materials use and storage, facilities that treat, store, dispose, or generate hazardous waste, solid waste landfills, transfer stations, and incinerators, leaking underground storage tanks, discharges of petroleum and other hazardous substances and reported incidents of contamination. The databases conform to the standard record sources identified in ASTM Standard Practice E1527-05 (ASTM 2005).

4.1 Physical Setting Sources

Dam site 10 consists of rolling farmland the spill way consists of both flat land and hills. See Appendix B for topographical maps of the project area.

4.2 Standard and Additional Environmental Records Sources

An EDR report was procured for the purpose of identifying possible hazardous material and/or petroleum product contamination. A Sanborn map report was requested however, fire insurance maps covering the target property were not found (EDR 2020).

4.3 Historical Use Information on the Property and Surrounding Area

As depicted on the topographical maps in Appendix B and aerial photographs in Appendix C, the area of Papillion Creek Dam Site 10 is agricultural and has remained that way as far as records indicate.

5. Site Reconnaissance

A site visit was conducted from the road on 10 December 2020 at Papillion Creek Dam Site 10. The assessment team members were able to get within ¼ mile to the proposed project site and could see the area clearly. The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying RECs in connection with the property (ASTM 2013).

5.1 General Site Setting

Dam Site 10 consists of rolling farmland the spill way consists of both flat land and hills. The site has been used for agricultural purposes since settling. Please refer to topographical maps in Appendix B, aerial photographs in Appendix C and site photographs in Appendix D.

5.2 Exterior Observations

There are no structures on Dam Site 10, the surrounding areas are open fields used for agriculture.

5.3 Uses and Conditions of the Property and Adjoining Properties

Dam site 10 and all adjoining properties are used for agricultural purposes.

6. Interviews

6.1 State and Local Government Officials

NAME	POSITION	COMMENT
Amanda Grint	Papio-Missouri River National Resources Department - Project Engineer	She has no known knowledge of contamination from hazardous materials or petroleum products on the project site.
Robert Daisley	USACE Reality Specialist	Robert is unaware of any environmental liens or any activity use limitations on the property or adjoining properties.

6.2 Landowners

According to the USACE Project Manager, the landowner is not agreeable to the proposed project and was not contacted for an interview.

7. Evaluation

7.1 Findings, Opinions, and Conclusions

7.1.1 Findings

There were no REC's identified in connection with this project.

7.1.2 Opinions

During assessment the team found no known hazardous material or petroleum product releases or spills. Through reviewing records, interviews, and a site visit from the nearby road, the team found nothing of concern.

7.1.3 Conclusions

I have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of the Papillion Creek, project property. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. This assessment has revealed no known REC's in connection with the property.

7.2 Additional Investigations, Data Gaps and Deletions

There are no additional investigations required for this assessment.

7.3 Statement and Signature

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

Thomas A. Weirauch, USACE
Environmental Professional

Thomas Weirauch

7.4 References

- | | |
|-----------|---|
| ASTM 2013 | ASTM International. <i>Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process</i> . November 2013. |
| ASTM 2005 | ASTM International. <i>Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process</i> . 2005. |
| EDR 2020 | Environmental Data Resources, Inc. <i>EDR Lightbox Standard Report</i> . December 2020. |

8. Non-Scope Services

8.1 Recommendations

None.

8.2 Additional Services

None.

9. Appendices

A – Abbreviations and Acronyms

B – Topographical Maps

C – Aerial Photographs

D – Site Photographs

E – Environmental Professional Qualification

F – EDR Report (sent separately on request)

APPENDIX A

ABBREVIATIONS AND ACRONYMS

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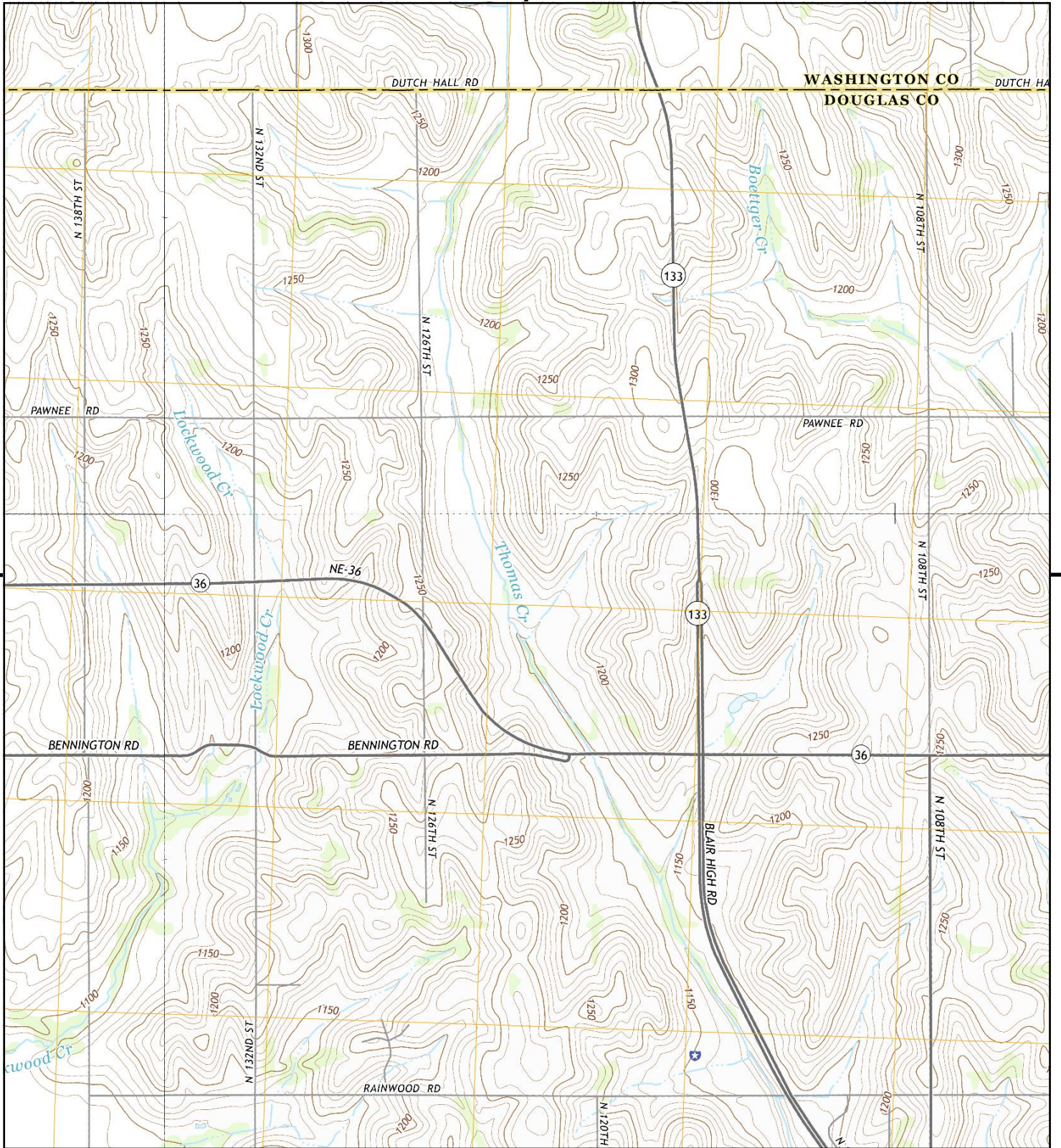
ABBREVIATIONS & ACRONYMS

ASTM	ASTM International
AUL	Activity and Use Limitation
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
CREC	Controlled Recognized Environmental Condition
EDR	Environmental Data Resources
EP	Environmental Professional
ESA	Environmental Site Assessment
HREC	Historic Recognized Environmental Condition
REC	Recognized Environmental Condition
§	Subsection
USACE	United States Army Corps of Engineers

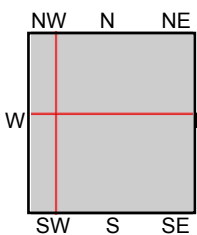
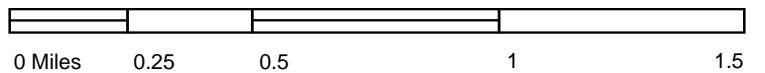
APPENDIX B

TOPOGRAPHICAL MAPS

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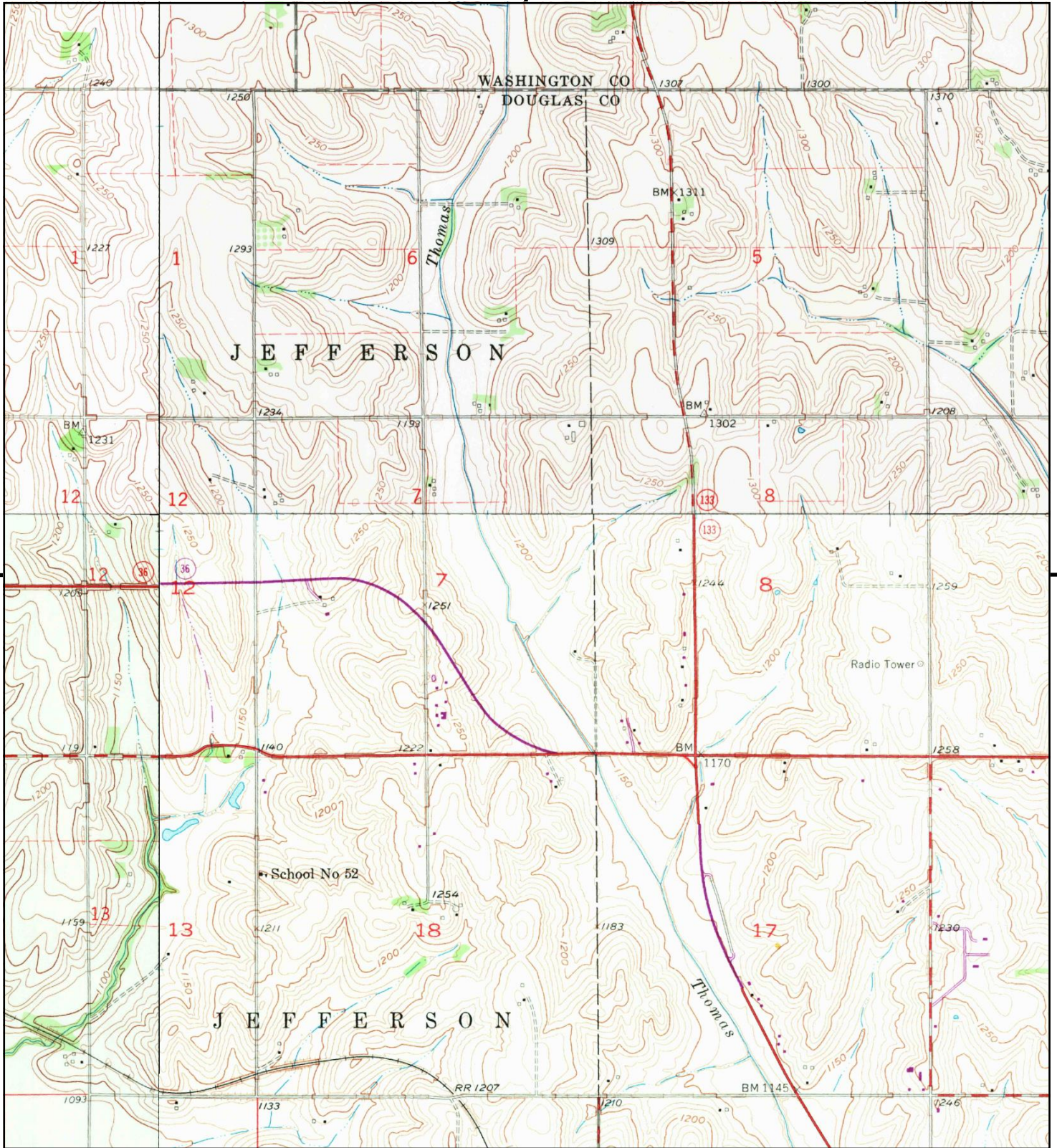
This report includes information from the following map sheet(s).



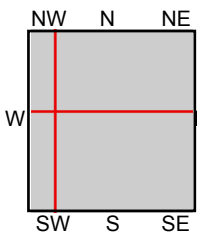
TP, Irvington, 2014, 7.5-minute
NE, Fort Calhoun, 2014, 7.5-minute
SW, Elkhorn, 2015, 7.5-minute
NW, Kennard, 2014, 7.5-minute

SITE NAME: DS-10
ADDRESS: DS-10
Omaha, NE 68142
CLIENT: U.S. Army Corps of Engineers





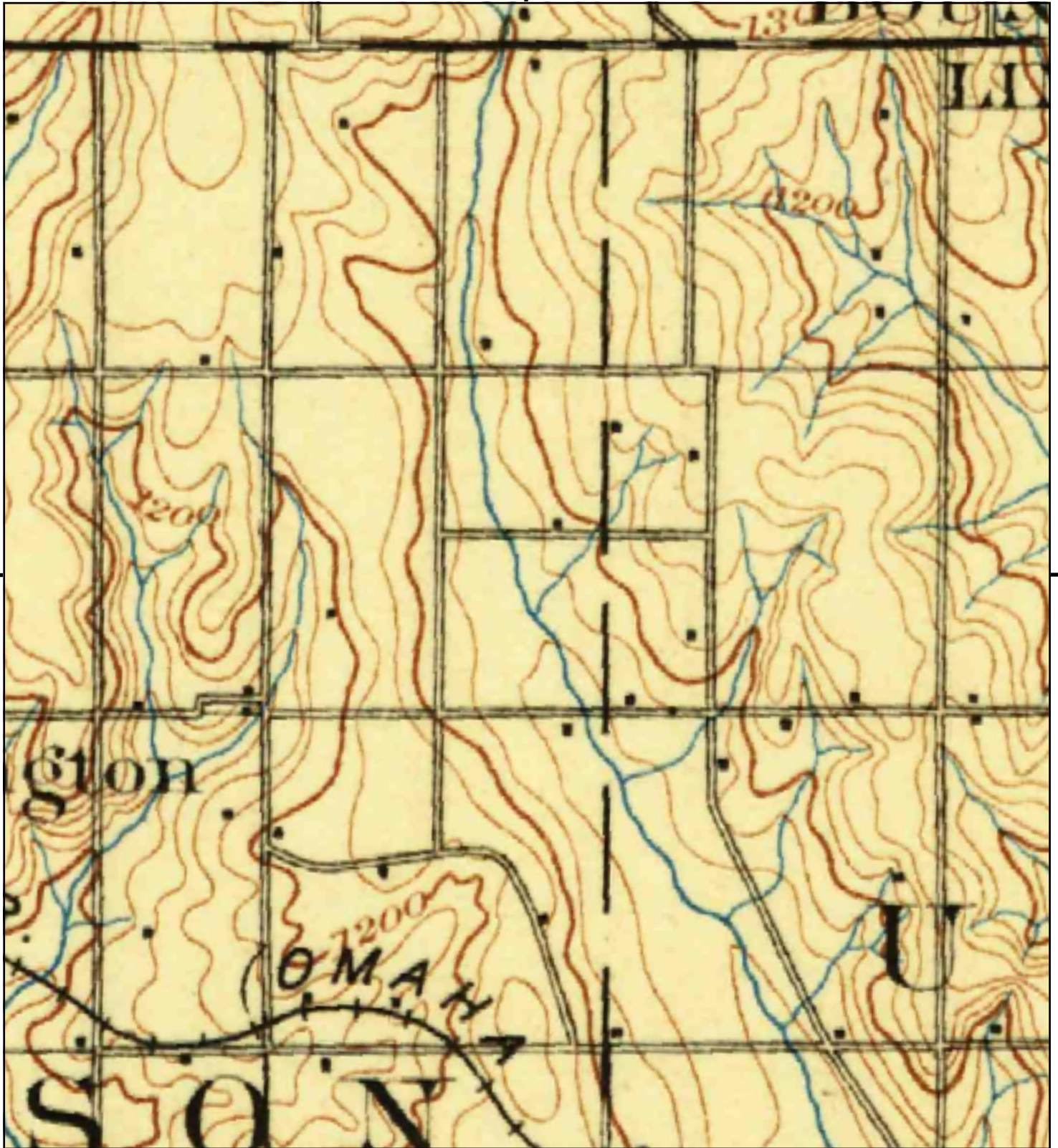
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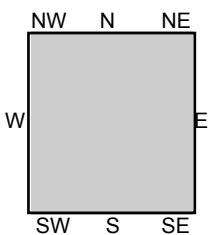
TP, Irvington, 1969, 7.5-minute
NE, Fort Calhoun, 1968, 7.5-minute
SW, Elkhorn, 1968, 7.5-minute
NW, Kennard, 1968, 7.5-minute

SITE NAME: DS-10
ADDRESS: DS-10
Omaha, NE 68142
CLIENT: U.S. Army Corps of Engineers





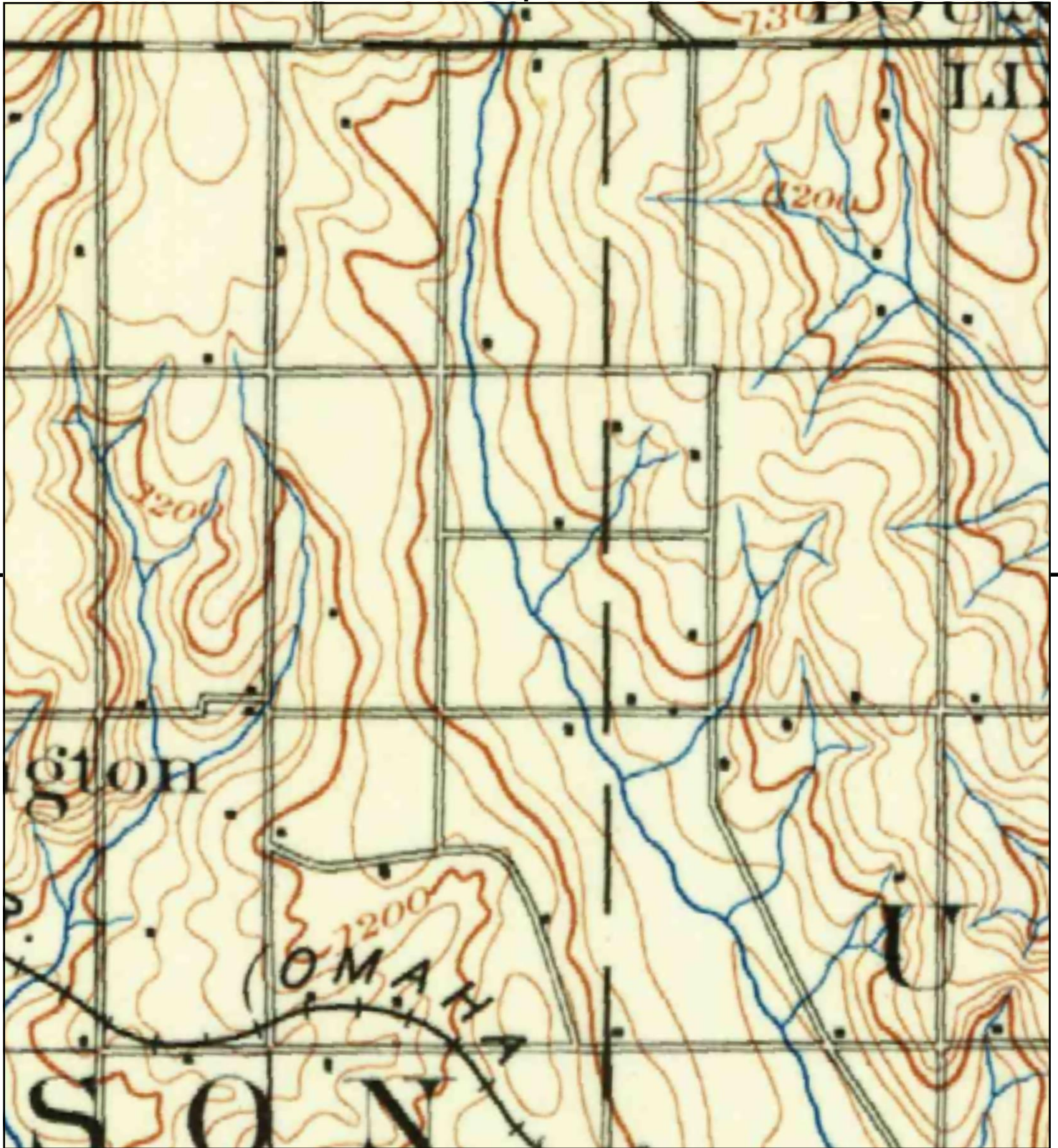
This report includes information from the following map sheet(s).



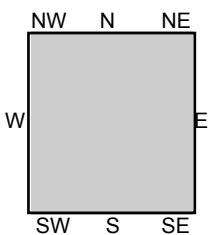
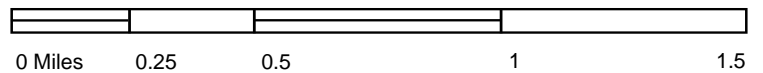
TP, Fremont, 1896, 30-minute

SITE NAME: DS-10
ADDRESS: DS-10
Omaha, NE 68142
CLIENT: U.S. Army Corps of Engineers





This report includes information from the following map sheet(s).



TP, Fremont, 1893, 30-minute

SITE NAME: DS-10
ADDRESS: DS-10
Omaha, NE 68142
CLIENT: U.S. Army Corps of Engineers



APPENDIX C
AERIAL PHOTOGRAPHS

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INQUIRY #: 6305390.8

YEAR: 2016

— = 500'





INQUIRY #: 6305390.8

YEAR: 2012

— = 500'





INQUIRY #: 6305390.8

YEAR: 2009

— = 500'





INQUIRY #: 6305390.8

YEAR: 2006

— = 500'





INQUIRY #: 6305390.8

YEAR: 1999

— = 500'





INQUIRY #: 6305390.8

YEAR: 1979

— = 500'





INQUIRY #: 6305390.8

YEAR: 1970

— = 500'





INQUIRY #: 6305390.8

YEAR: 1966

— = 750'





INQUIRY #: 6305390.8

YEAR: 1953

— = 500'





INQUIRY #: 6305390.8

YEAR: 1950

— = 500'





INQUIRY #: 6305390.8

YEAR: 1938

— = 500'



APPENDIX D
SITE PHOTOGRAPHS

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Project Name: Papillion Creek- General Reevaluation Report	Direction of View: South
Location: Dam Site 10	Date/Time: 10 December 2020/10:05
Photograph No.: 001	Description of View: View from Pawnee Road



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: South
Location: Dam Site 10	Date/Time: 10 December 2020/10:07
Photograph No.: 002	Description of View: View from Pawnee Road



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: South
Location: Dam Site 10	Date/Time: 10 December 2020/10:07
Photograph No.: 003	Description of View: View from Pawnee Road



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: East
Location: Dam Site 10	Date/Time: 10 December 2020/10:07
Photograph No.: 004	Description of View: View from North 126 th Street



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: Southeast
Location: Dam Site 10	Date/Time: 10 December 2020/10:07
Photograph No.: 005	Description of View: View from North 126th Street



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: Southeast
Location: Dam Site 10	Date/Time: 10 December 2020/10:07
Photograph No.: 006	Description of View: View from North 126th Street



APPENDIX E
ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS

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ENVIRONMENTAL PROFESSIONAL QUALIFICATION

Per 40 CFR 312.10

Thomas A. Weirauch

Formal Education: Bachelor of Science in Atmospheric Sciences, May 1998, Creighton University, Omaha, Nebraska

Relevant Experience: September 2009 – October 2014, 55th Civil Engineering Squadron, Environmental Compliance Office, Offutt AFB, Nebraska

October 2014 – Present, Military Munitions and Environmental Science Section, U.S. Army Corps of Engineers, Omaha District, Nebraska

Relevant Training: Environmental Laws and Regulations, February 23-27, 2015, U.S. Army Corps of Engineers, Huntsville, Alabama

Phase I and Phase II Environmental Site Assessments for Commercial Real Estate, April 14-16, 2015, ASTM Technical Training and E-Learning, Atlanta, Georgia

Environmental Remediation Technologies, June 01-04, 2015, U.S. Army Corps of Engineers, Omaha, Nebraska

Environmental Impact Analysis Process, December 7-11, 2015, Air Force Institute of Technology, Wright-Patterson AFB, Ohio

CERCLA/RCRA Process, June 21-23, 2016, U.S. Army Corps of Engineers, San Diego, California

Petroleum Vapor Intrusion: Fundamentals of Screening, Investigation, and Management, October 10-12, 2017, Interstate Technology and Regulatory Council, Ann Arbor, Michigan

Comprehensive Environmental Compliance Assessment Course, May 06-09, 2019, U.S. Army Corps of Engineers, Bonneville, Oregon

Hazardous Waste Manifest/DOT Certification, March 02-06, 2020, U.S. Army Corps of Engineers, Los Alamitos, California

Certification: Certified Environmental and Safety Compliance Officer, National Registry of Environmental Professionals, July 13, 2015, Registration Number CESCO 676140

ESA Phase I History: Ellsworth AFB, South Dakota, October 2015, DLA MILCON
Missouri Valley, Iowa, May 2016, Section 205 Flood Control
Columbus AFB, Mississippi, December 2016, DLA MILCON
Wisconsin ANG, Milwaukee IAP, Wisconsin, December 2016, DLA MILCON
Mountain Home AFB, Idaho, March 2017, DLA MILCON
Oklahoma ANG, Tulsa, Oklahoma, March 2018, DLA MILCON
Randolph, Nebraska, June 2020, Section 205 Flood Control
Offutt AFB, Nebraska, June 2020, MILCON
Fort Carson, Colorado, July 2020, U.S. Army Office of Energy Initiatives

ESA Phase II History: Joint Base Lewis-McChord, Washington, September 2017, DLA MILCON
Little Rock AFB, Arkansas, March 2018, DLA MILCON
Columbus AFB, Mississippi, November 2018, DLA MILCON
Beale AFB, California, June 2019, DLA MILCON

ESA Reviews: McAlester AAP, Oklahoma, March 2015, DLA MILCON
Little Rock AFB, Arkansas, October 2016, DLA MILCON
Longmont, Colorado, December 2016, Section 205 Flood Control
Joint Base Lewis-McChord, Washington, May 2017, DLA MILCON
Arvada, Colorado, August 2017, Section 205 Flood Control
Fort Hood, Texas, September 2017, DLA MILCON
Savannah ANG, Georgia, September 2017, DLA MILCON
Beale AFB, California, October 2017, DLA MILCON
Quonset ANGB, Rhode Island, December 2017, DLA MILCON

EBS History: Offutt AFB, Nebraska, May 2017, Property Lease
Cannon AFB, New Mexico, September 2019, DLA MILCON
Luke AFB, Arizona, September 2019, DLA MILCON
Fort Irwin, California, October 2019, DLA MILCON
Vance AFB, Oklahoma, October 2019, DLA MILCON

ECP History: Pueblo Chemical Depot, Colorado, November 2015, Environmental Condition of
Property for Sale of Property

NEPA History: Wright-Patterson AFB, Ohio, September 2018, Environmental Assessment

APPENDIX D

EDR Report (SenvUgr.ct.cvgd 'qp'Tgs wguw)

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Final

Phase I Environmental Site Assessment

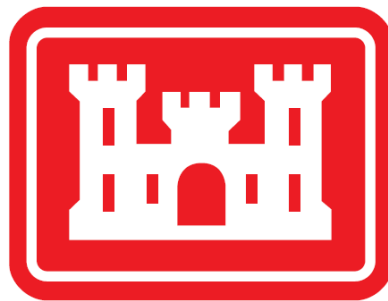
Papillion Creek Levee Site

General Reevaluation Report

Omaha, Nebraska



January 2021



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DRAFT ENVIRONMENTAL SITE ASSESSMENT

Papillion Creek Levee Site

Omaha, Nebraska

January 2021

1. Summary

1.1 Background

A Phase I Environmental Site Assessment (ESA) was conducted in support of the proposed project to reduce the risks of flooding, loss of life, and property damage in partnership with state and local governments. This ESA was conducted in accordance with ASTM International (ASTM) E1527-13, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.” The purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an ESA with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products (ASTM E1527-13).

1.2 Findings

During inspection of the property there were no obvious recognized environmental conditions (RECs). A REC means the presence of any hazardous substances or petroleum products in, on, or at the property: (1) due to any 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 (ASTM E1527-13).

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of the Papillion Levee site. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

2. Introduction

2.1 Property Identification

The Papillion Creek levee site is approximately 3.5 miles long and runs from south of Center Street to just north of Hamilton Street in central Omaha, Nebraska. The construction site runs parallel to the creek and Keystone Trail. The Keystone Trail is used for non-motorized recreational purposes it is located on the west side of the creek on the south end and crosses over to the East side of the creek just before Pine Street. The surrounding properties consist of business and entertainment districts, industrial areas, recreational facilities and residential properties.

2.2 Purpose

The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the process prescribed herein, RECs in connection with the property (ASTM 2013). This assessment will identify RECs that may indicate soil contamination on the properties affected by the project. Contaminated soil can affect the project costs through special handling and disposal requirements.

2.3 Contractual Details (Scope of Work)

The United States Army Corps of Engineers (USACE) Scope of Work required the following:

- A review of federal and state regulatory agency databases for the site and the minimum search distance from the site
- Interviews of certain regulatory agencies about environmental conditions at the site and in the vicinity of the site
- A review of the site history through available historical sources (topographic maps, aerial photographs, interviews)
- A site visit to observe current site conditions for evidence of RECs
- A review of nearby properties to identify the use of hazardous substances or petroleum products
- Interviews with key personnel regarding current and past operation along the levee and dam sites
- The preparation of the ESA Phase I Report

2.4 Limiting Conditions

This ESA is limited in that it relies on historical reports, interviews of personnel, and site reconnaissance as the source for identifying any RECs associated with the site. USACE is not liable for any underlying RECs which were not brought to light through the practice of this ESA.

2.5 Deviations

There were no deviations from ASTM E1527-13 when performing this Phase I ESA.

2.6 Exceptions

There were no exceptions to ASTM E1527-13 when performing the Phase I ESA.

2.7 Significant Assumptions

The following assumptions were made in order to conduct this ESA:

- Information resulting from interviews of personnel is accurate
- Historical reports are accurate
- U.S. Geological Survey information concerning the physical characteristics of existing locations and any adjacent properties is accurate

2.8 Special Terms and Conditions

There are no special terms and conditions between the Environmental Professional (EP) and the USACE project management team.

2.9 Definitions

Controlled REC (CREC): A CREC applies to a site that has reached regulatory closure with the implementation of an engineering control, such as an impermeable cap, and/or an institutional control, such as a deed restriction or property use restriction.

Historic REC (HREC): An HREC is 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, without subjecting the property to any required controls (for example, property use restrictions, activity use limitations, institutional controls, or engineering controls). An HREC is not typically a REC. If regulatory standards have changed since the HREC achieved closure, and the data used to close the case indicate the occurrence of chemical constituents that are above their respective regulatory standards, then the HREC will be identified as a REC in the conclusion section of the Phase I ESA Report.

De Minimis Condition, as defined by ASTM E1527-13: A de minimis condition is a condition that generally does not present a threat to human health of the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. ASTM E1527-13 does not consider de minimis conditions RECs.

Data Gap: A data gap is a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice. A data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap.

3. User Provided Information

3.1 Environmental liens/Activity and Use limitations (AULs)

According to USACE real estate specialist there are no known environmental liens filed or recorded or AULS on the property.

3.2 Specialized Knowledge or Experience

No structures or vertical construction are present on the construction property. The absence of structures deletes the need for asbestos containing material and lead based paint surveys.

3.3 Commonly Known Information

Due to the property being used for recreational purposes the likelihood of RECs from hazardous materials and petroleum products are minimal.

3.4 Degree of Obviousness

The likely presence or threatened releases of hazardous material and/ or petroleum products along the project site is minimal.

4. Records Review

USACE personnel reviewed Federal, state, and local environmental records pertaining to the Phase I ESA study areas in study area of the Papillion Creek levee site. In performing this review, USACE used the services of Environmental Data Resources (EDR), a vendor specializing in the search and retrieval of governmental environmental databases. These Federal, state, and local databases include information

regarding reported hazardous materials use and storage, facilities that treat, store, dispose, or generate hazardous waste, solid waste landfills, transfer stations, and incinerators, leaking underground storage tanks, discharges of petroleum and other hazardous substances and reported incidents of contamination. The databases conform to the standard record sources identified in ASTM Standard Practice E1527-05 (ASTM 2005).

4.1 Physical Setting Sources

Papillion Creek Levee Site winds through the center of the city. See appendix B for topographic maps of the project area.

4.2 Standard and Additional Environmental Records Sources

An EDR report was procured for the purpose of identifying possible hazardous material and/or petroleum product contamination.

4.3 Historical Use Information on the Property and Surrounding Area

A flood protection project was conducted by USACE starting in 1965 and completed by 1970. The project widened and straightened the channel. The areas surrounding the project site have continued to develop throughout the years.

5. Site Reconnaissance

A site visit was conducted on 9 December 2020 from the Keystone trail. The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying RECs in connection with the property (ASTM 2013).

5.1 General Site Setting

The Papillion Creek Levee Site is approximately 3.5 miles long. The site runs for the most part flat along the creek with some hills in the distance. The surrounding properties consist of business and entertainment districts, industrial areas, recreational facilities and residential properties. Please refer to topographical maps in Appendix B, aerial photographs in Appendix C and site photographs in Appendix D.

5.2 Exterior Observations

There are no structures on the Papillion Creek project site. The surrounding properties consist of business and entertainment districts, industrial areas, recreational facilities and residential properties.

5.3 Uses and Conditions of the Property and Adjoining Properties

The Papillion Creek Levee Site borders the Keystone Trail a non- motorized recreation trail open to the public. Adjoining properties are used for industrial, recreational, entertainment and residential purposes.

6. Interviews

6.1 State and Local Government Officials

NAME	POSITION	COMMENT
Amanda Grint	Papio-Missouri River National Resources Department - Project Engineer	She has no known knowledge of contamination from hazardous materials or petroleum products on the project site. Amanda concurs that the flood protection project was conducted along the levee site in between 1965-1970.
Robert Daisley	USACE Reality Specialist	Robert is unaware of any environmental liens or any activity use limitations on the property or adjoining properties.

7. Evaluation

7.1 Findings, Opinions, and Conclusions

7.1.1 Findings

There were no RECs identified in connection with this project.

7.1.2 Opinions

During assessment the team found no known hazardous material or petroleum product releases or spills. Through reviewing records, interviews and a site visit from the trail the team found no evidence of RECs.

7.1.3 Conclusions

I have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of the Papillion Creek Levee Site, project property. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. This assessment has revealed no known RECs in connection with the property.

7.2 Additional Investigations, Data Gaps and Deletions

There are no additional investigations, data gaps or deletions on this project site.

7.3 Statement and Signature

I declare that, to the best of our professional knowledge and belief, I meet the definition of 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 the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Thomas A. Weirauch, USACE
Environmental Professional

7.4 References

- ASTM 2013 ASTM International. *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. November 2013.
- ASTM 2005 ASTM International. *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. 2005.

8. Non-Scope Services

8.1 Recommendations

None.

8.2 Additional Services

None.

9. Appendices

A – Abbreviations and Acronyms

B – Topographical Maps

C – Aerial Photographs

D – Site Photographs

E – Environmental Professional Qualification

F – EDR Report (sent separately on request)

APPENDIX A

ABBREVIATIONS AND ACRONYMS

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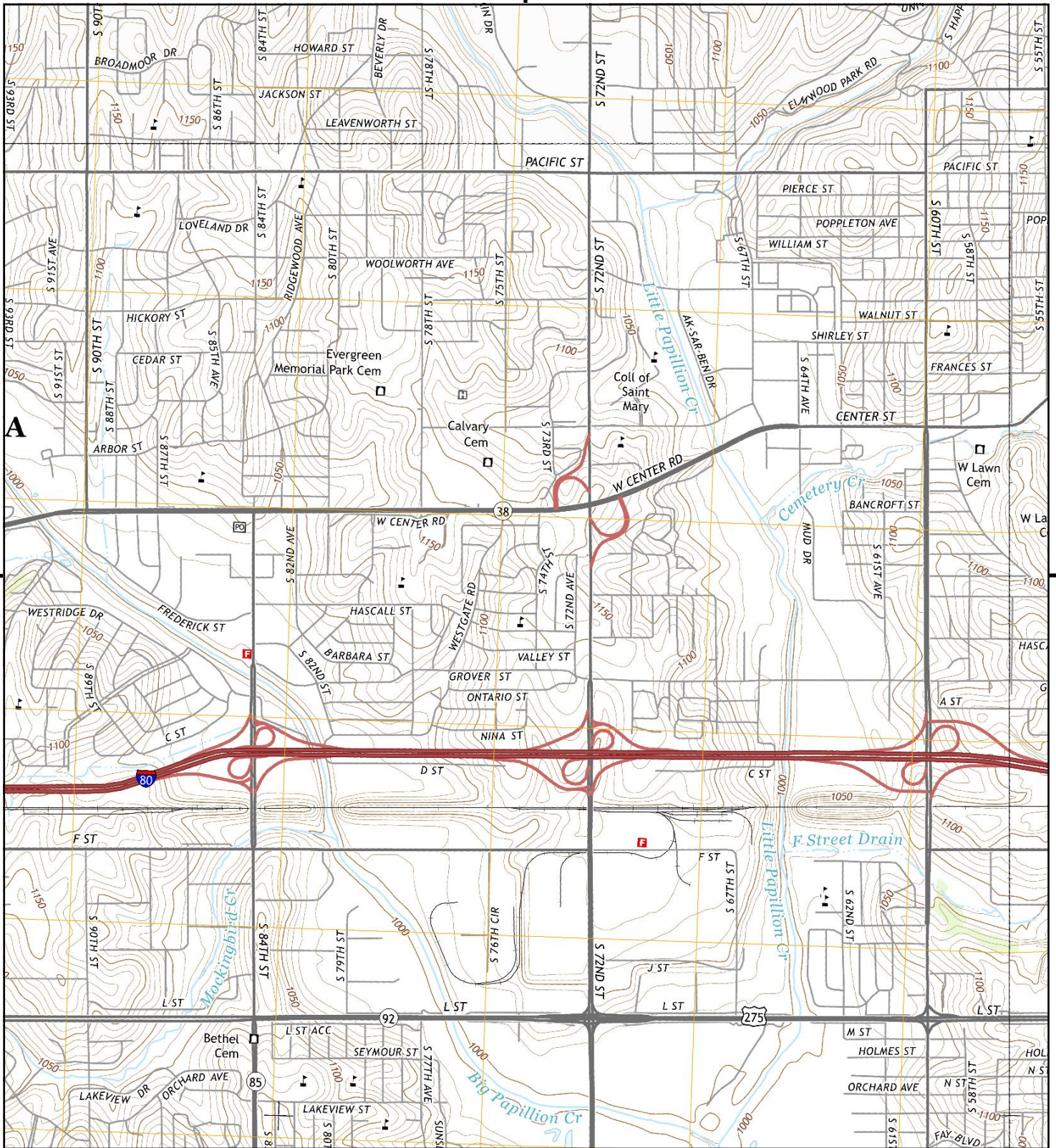
ABBREVIATIONS & ACRONYMS

ASTM	ASTM International
AUL	Activity and Use Limitation
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
CREC	Controlled Recognized Environmental Condition
EDR	Environmental Data Resources
EP	Environmental Professional
ESA	Environmental Site Assessment
HREC	Historic Recognized Environmental Condition
REC	Recognized Environmental Condition
§	Subsection
USACE	United States Army Corps of Engineers

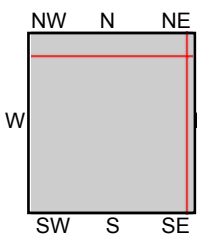
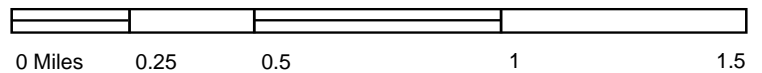
APPENDIX B

TOPOGRAPHICAL MAPS

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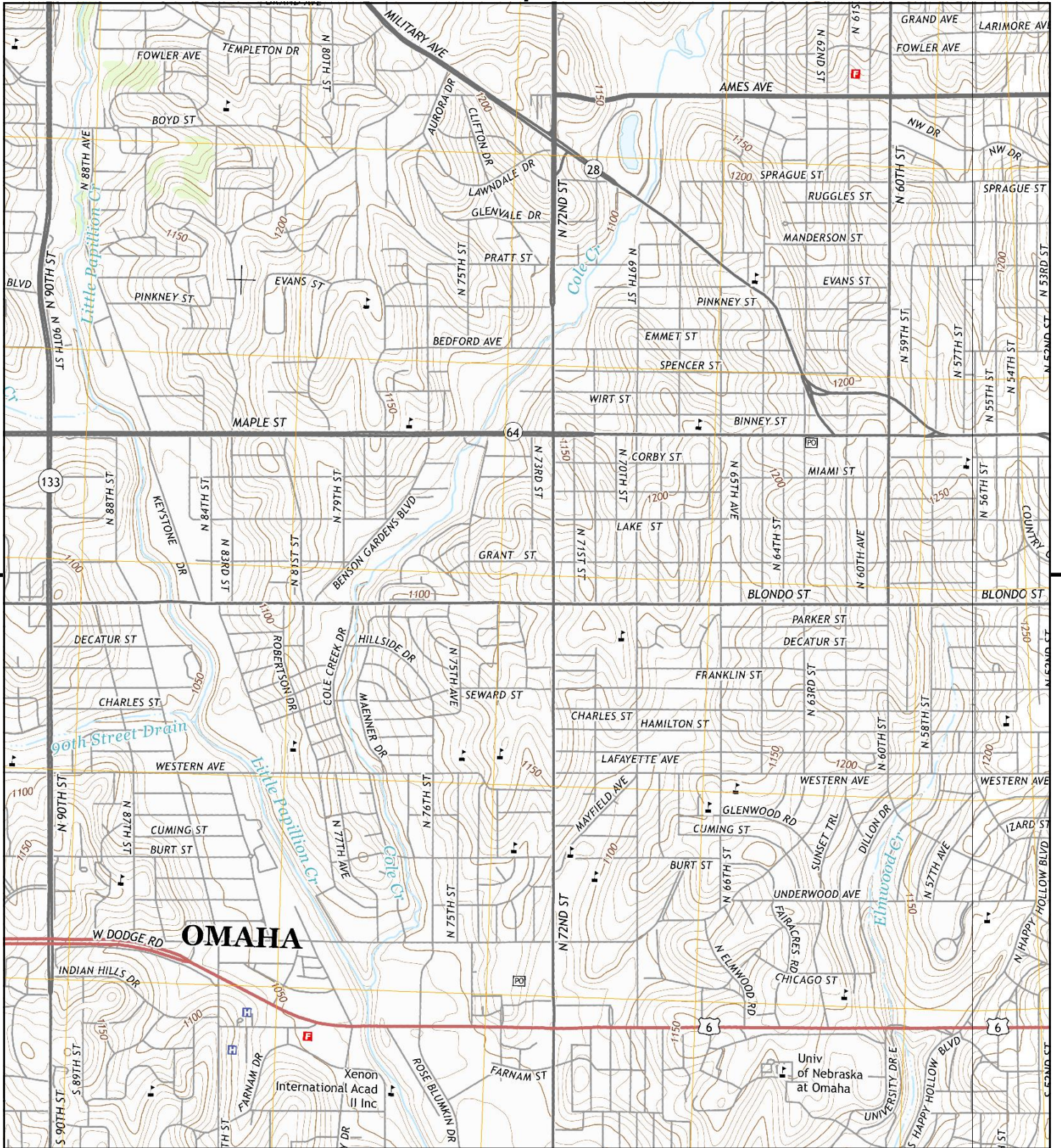
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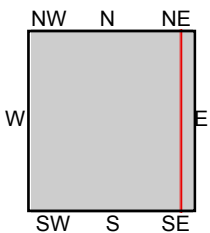
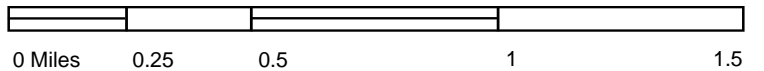
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N, Irvington, 2014, 7.5-minute
NE, Omaha North, 2014, 7.5-minute
SE, Omaha South, 2014, 7.5-minute

SITE NAME: Papio
ADDRESS: Papio
Omaha, NE 68114
CLIENT: U.S. Army Corps of Engineers





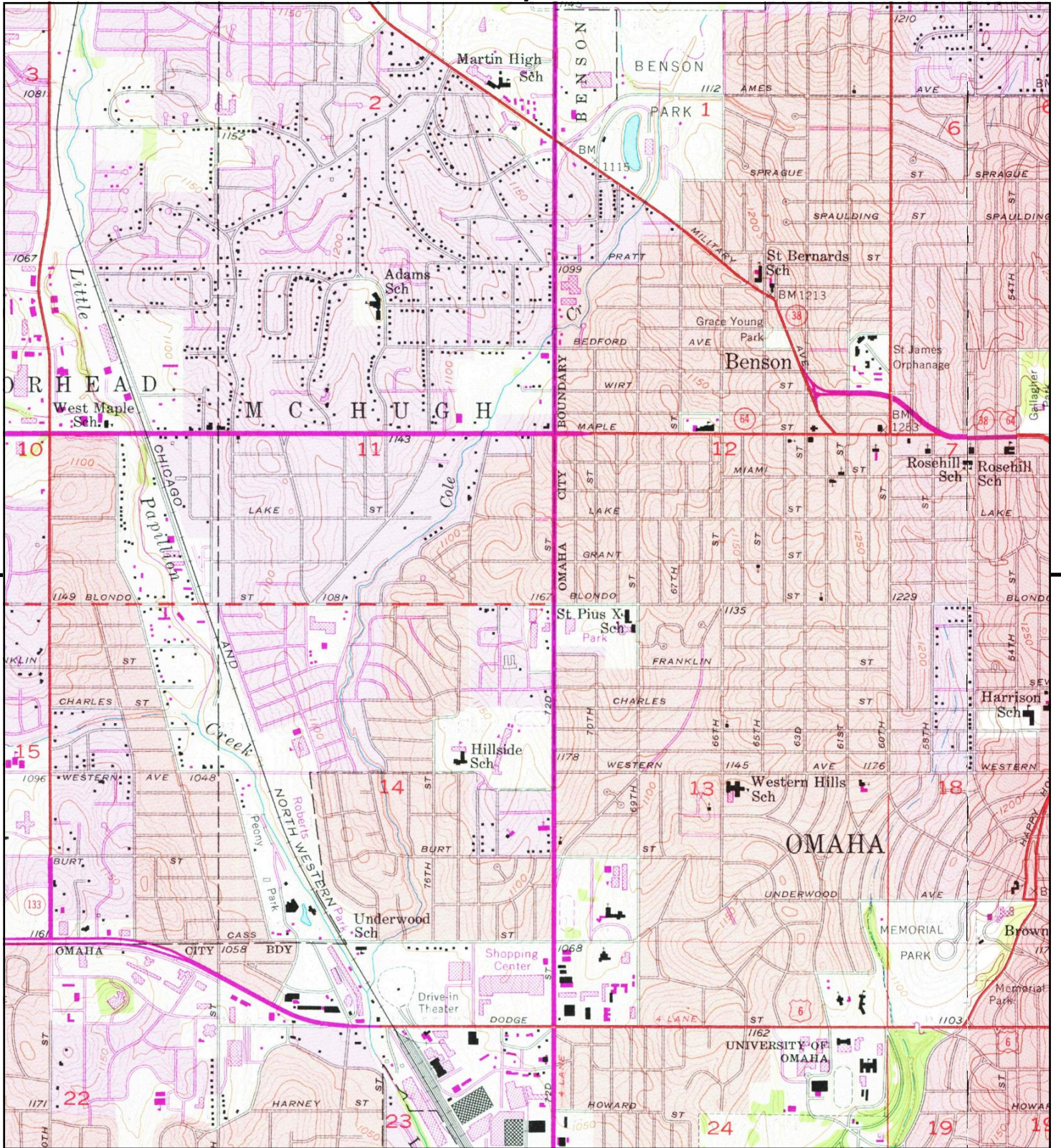
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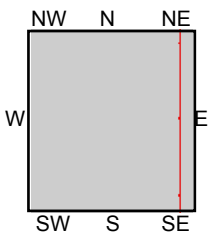
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ADDRESS: Papio
Omaha, NE 68114
CLIENT: U.S. Army Corps of Engineers





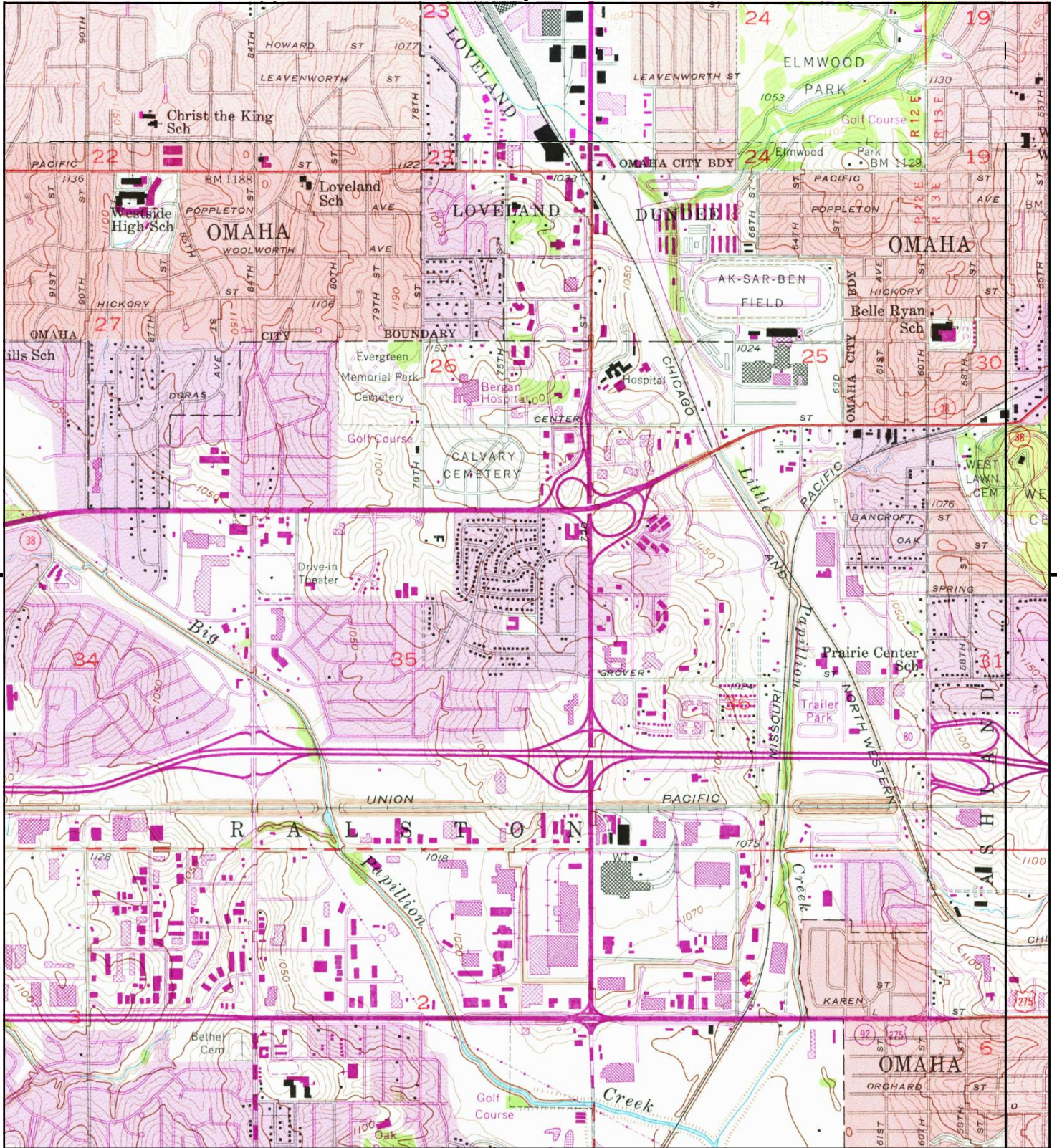
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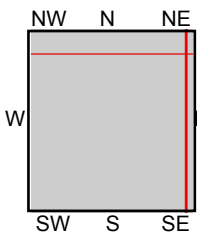
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Omaha, NE 68114
CLIENT: U.S. Army Corps of Engineers





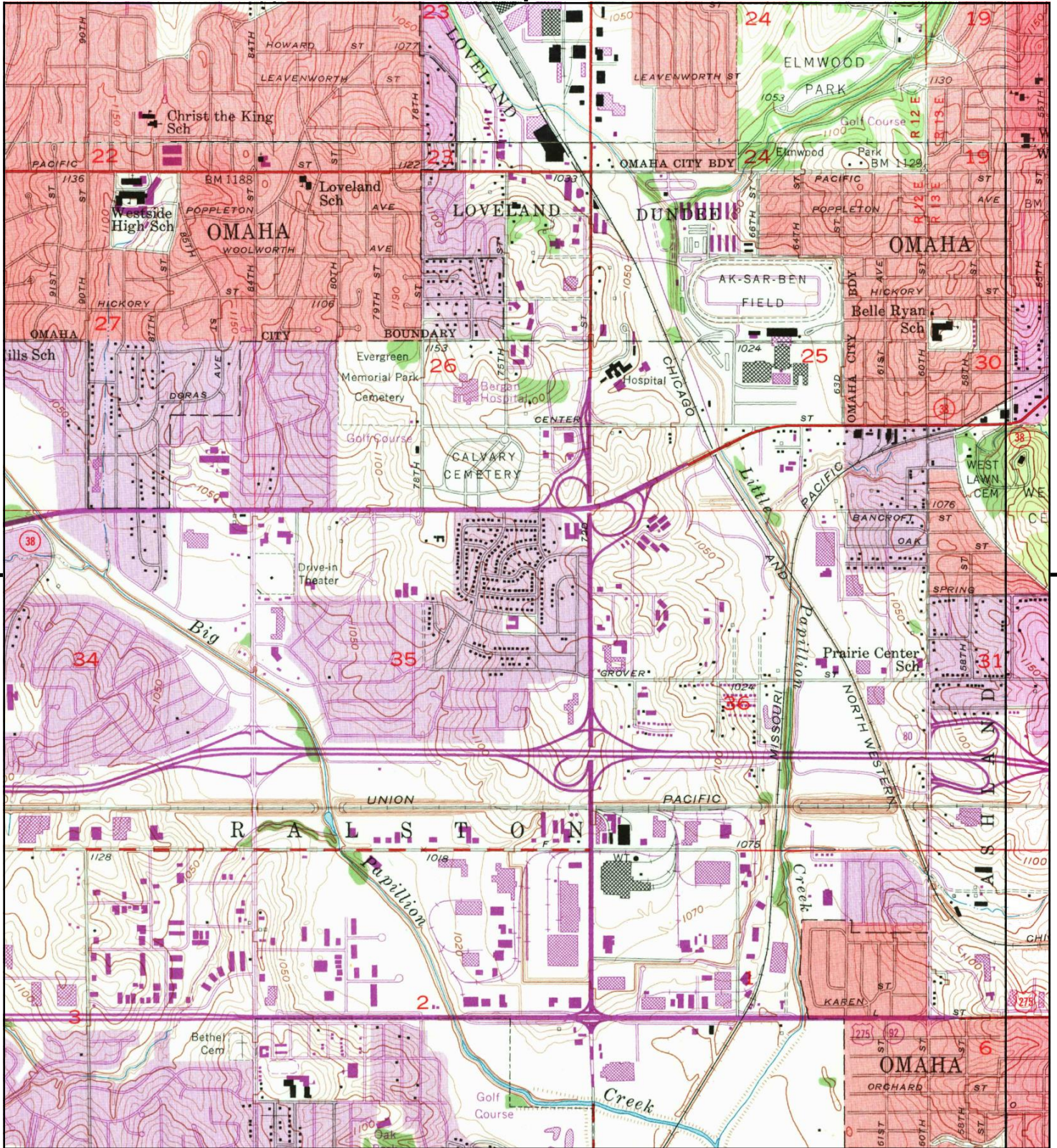
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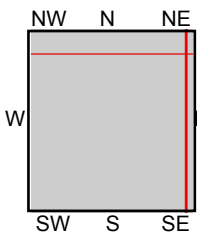
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ADDRESS: Papio
Omaha, NE 68114
CLIENT: U.S. Army Corps of Engineers





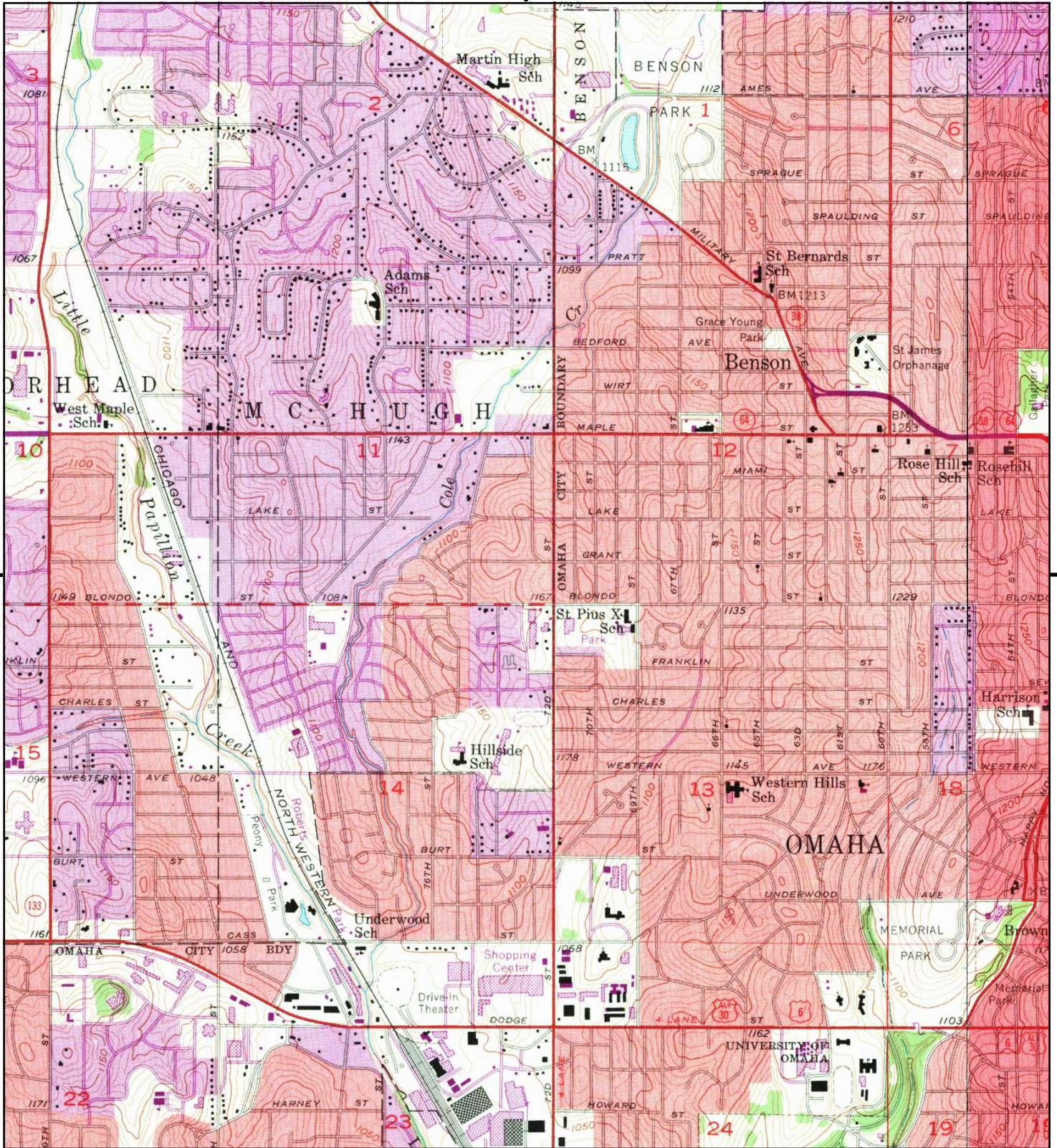
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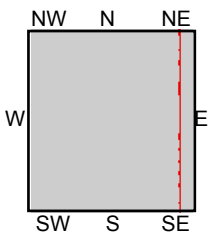
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NE, Omaha North, 1969, 7.5-minute
SE, Omaha South, 1969, 7.5-minute

SITE NAME: Papio
ADDRESS: Papio
Omaha, NE 68114
CLIENT: U.S. Army Corps of Engineers





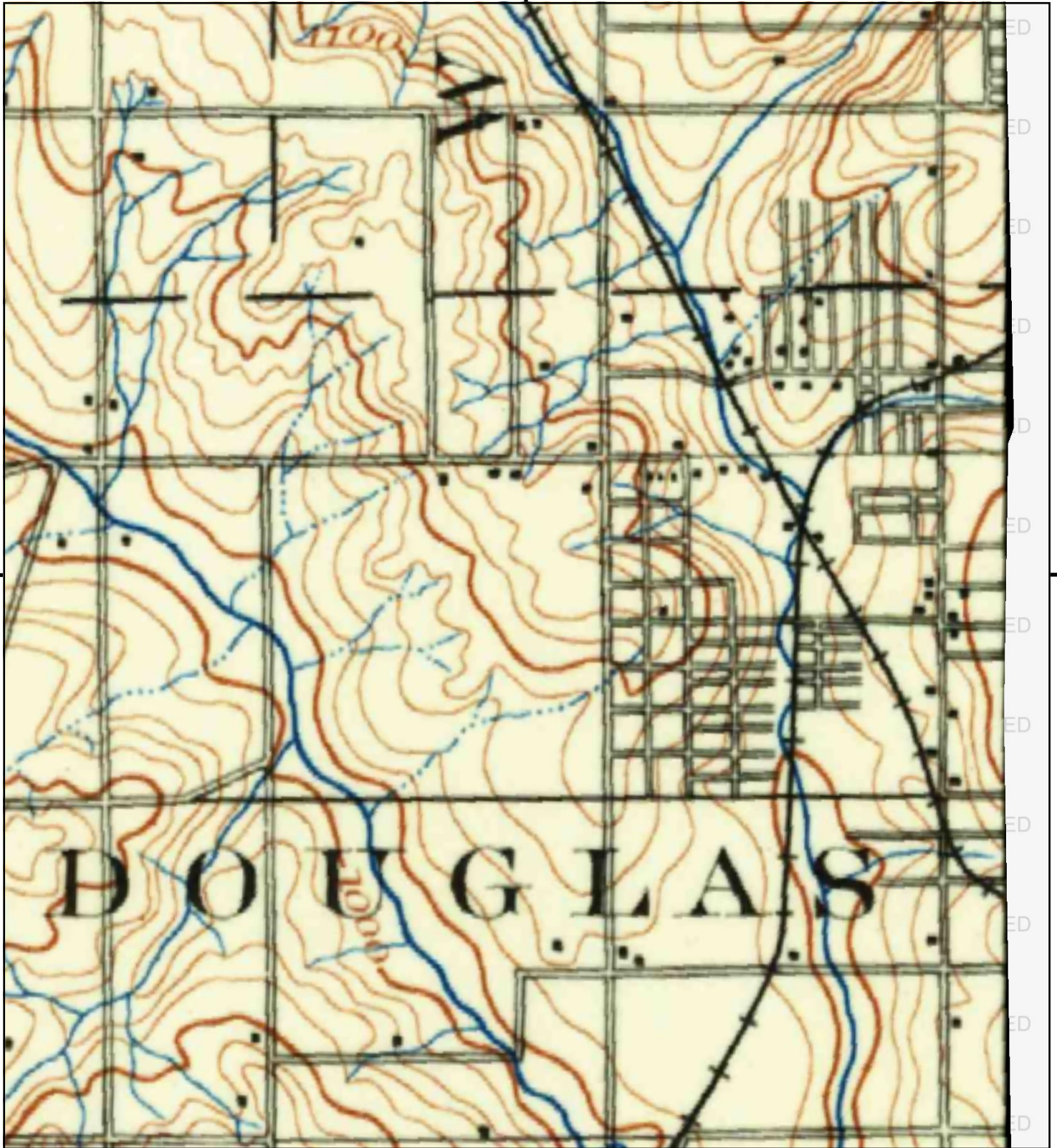
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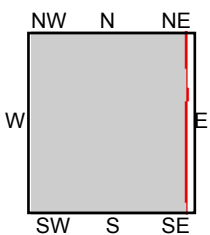
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NE, Omaha North, 1969, 7.5-minute

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ADDRESS: Papio
Omaha, NE 68114
CLIENT: U.S. Army Corps of Engineers





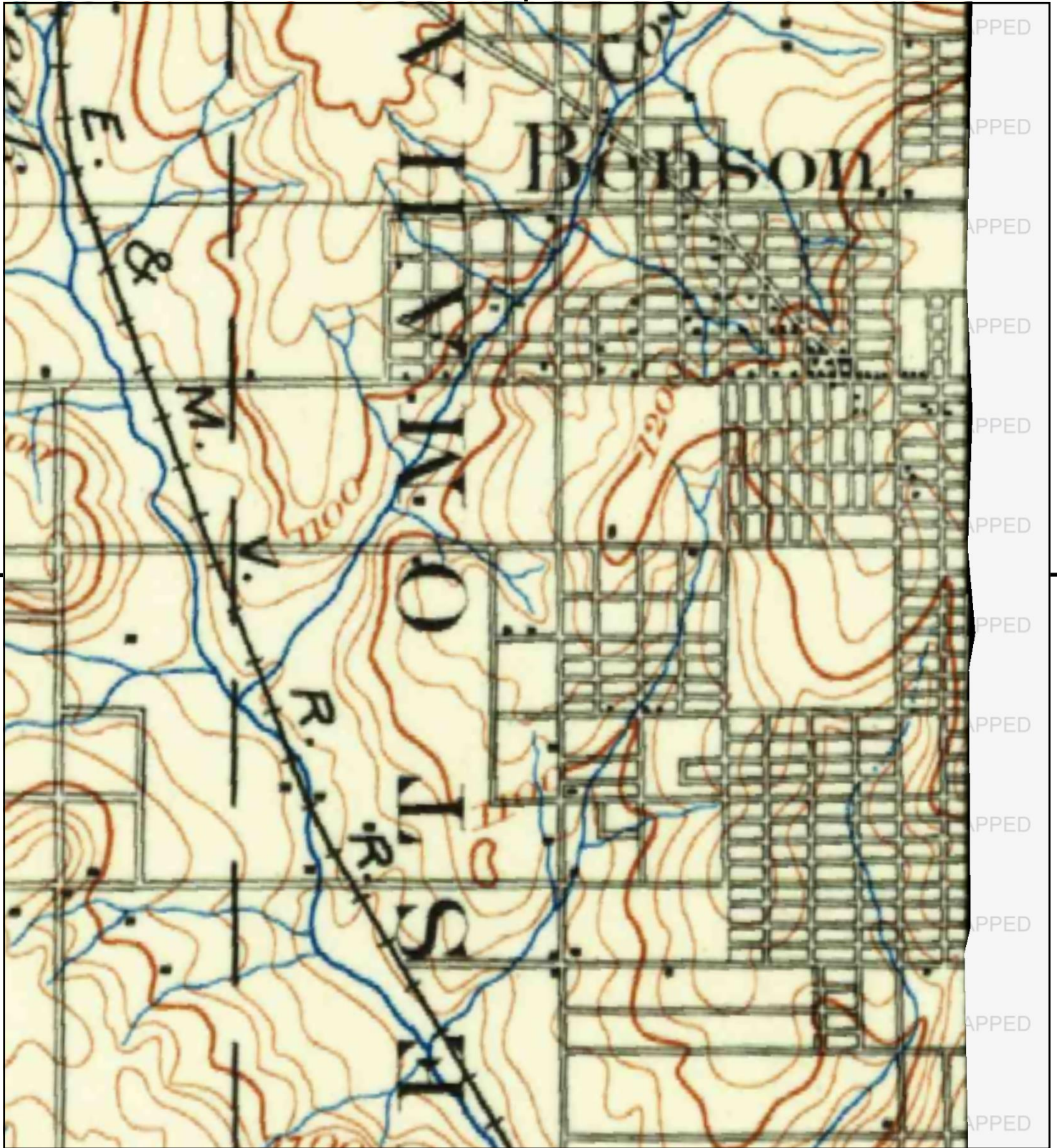
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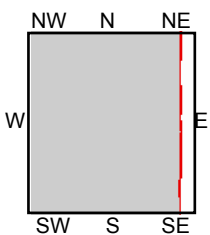
TP, Fremont, 1893, 30-minute

SITE NAME: Papio
ADDRESS: Papio
Omaha, NE 68114
CLIENT: U.S. Army Corps of Engineers





This report includes information from the following map sheet(s).



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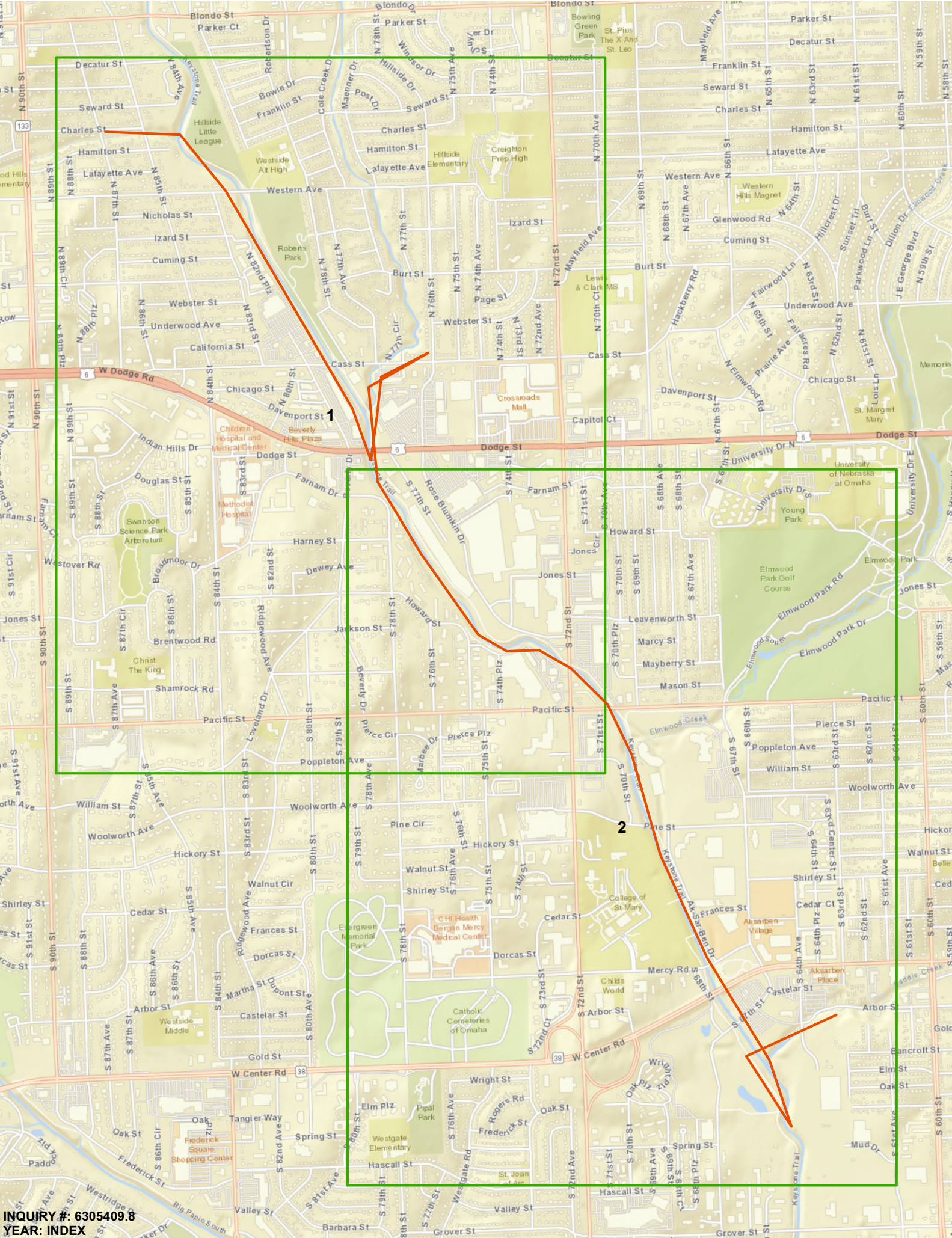
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ADDRESS: Papio
Omaha, NE 68114
CLIENT: U.S. Army Corps of Engineers



APPENDIX C

AERIAL PHOTOGRAPHS

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INQUIRY #: 6305409.8
YEAR: 1938
SCALE: 1"=1000'



INQUIRY #: 6305409.8
YEAR: 1938
SCALE: 1"=1000'



INQUIRY #: 6305409.8
YEAR: 1955
SCALE: 1"=1000'



INQUIRY #: 6305409.8
YEAR: 1955
SCALE: 1"=1000'



INQUIRY #: 6305409.8
YEAR: 1970
SCALE: 1"=1000'



INQUIRY #: 6305409.8
YEAR: 1970
SCALE: 1"=1000'



INQUIRY #: 6305409
YEAR: 1999
SCALE: 1"=1000'



INQUIRY #: 610540918
YEAR: 1999
SCALE: 1"=1000'



INQUIRY # 6305409.8
YEAR: 2016
SCALE: 1" = 1000'



INQUIRY #: 6305409.8
YEAR: 2016
SCALE: 1"=1000'

APPENDIX D
SITE PHOTOGRAPHS

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Project Name: Papillion Creek- General Reevaluation Report	Direction of View: East
Location: Papillion Creek - Keystone Trail	Date/Time: 9 December 2020/11:45
Photograph No.: 001	Description of View: South end of Papio Creek levee site



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: North
Location: Papillion Creek - Keystone Trail	Date/Time: 9 December 2020/11:48
Photograph No.: 002	Description of View: View of Creek and berms up to S. 67 th Street



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: Southeast
Location: Papillion Creek - Keystone Trail	Date/Time: 9 December 2020/11:52
Photograph No.: 003	Description of View: Inlet going behind Baxter Arena to a storm drain.



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: SouthEast
Location: Papillion Creek - Keystone Trail	Date/Time: 9 December 2020/14:46
Photograph No.: 004	Description of View: Inlet behind Baxter Arena



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: East
Location: Papillion Creek - Keystone Trail	Date/Time: 9 December 2020/11:56
Photograph No.: 005	Description of View: Douglas County Survey Monument 444-6372



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: Northeast
Location: Papillion Creek - Keystone Trail	Date/Time: 9 December 2020/11:57
Photograph No.: 007	Description of View: View of Creek and berms up to Center St.



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: East
Location: Papillion Creek - Keystone Trail	Date/Time: 9 December 2020/11:58
Photograph No.: 008	Description of View: Eroded drum and debris in creek



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: East
Location: Papillion Creek - Keystone Trail just north of Mercy Rd	Date/Time: 9 December 2020/12:03
Photograph No.: 009 & 010	Description of View: Water and gas locators for Metropolitan Utilities District



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: North
Location: Papillion Creek - Keystone Trail	Date/Time: 9 December 2020/12:07
Photograph No.: 011	Description of View: Creek



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: Northwest
Location: Papillion Creek - Keystone Trail	Date/Time: 9 December 2020/12:13
Photograph No.: 012	Description of View: Pedestrian bridge between Center street and Pacific street



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: West
Location: Papillion Creek - Keystone Trail	Date/Time: 9 December 2020/12:15
Photograph No.: 013	Description of View: Sewer outfall



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: Northwest
Location: Papillion Creek - Keystone Trail	Date/Time: 9 December 2020/12:23
Photograph No.: 014	Description of View: Creek



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: Northwest
Location: Papillion Creek - Keystone Trail	Date/Time: 9 December 2020/12:28
Photograph No.: 015	Description of View: Levee



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: Northwest
Location: Papillion Creek - Keystone Trail	Date/Time: 9 December 2020/12:30
Photograph No.: 016	Description of View: Creek



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: Northwest
Location: Papillion Creek - Keystone Trail	Date/Time: 9 December 2020/12:30
Photograph No.: 017	Description of View: Bridge on Dodge Street



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: Northwest
Location: Papillion Creek - Keystone Trail	Date/Time: 9 December 2020/12:39
Photograph No.: 018	Description of View: North end of project site



APPENDIX E
ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS

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ENVIRONMENTAL PROFESSIONAL QUALIFICATION

Per 40 CFR 312.10

Thomas A. Weirauch

Formal Education: Bachelor of Science in Atmospheric Sciences, May 1998, Creighton University, Omaha, Nebraska

Relevant Experience: September 2009 – October 2014, 55th Civil Engineering Squadron, Environmental Compliance Office, Offutt AFB, Nebraska

October 2014 – Present, Military Munitions and Environmental Science Section, U.S. Army Corps of Engineers, Omaha District, Nebraska

Relevant Training: Environmental Laws and Regulations, February 23-27, 2015, U.S. Army Corps of Engineers, Huntsville, Alabama

Phase I and Phase II Environmental Site Assessments for Commercial Real Estate, April 14-16, 2015, ASTM Technical Training and E-Learning, Atlanta, Georgia

Environmental Remediation Technologies, June 01-04, 2015, U.S. Army Corps of Engineers, Omaha, Nebraska

Environmental Impact Analysis Process, December 7-11, 2015, Air Force Institute of Technology, Wright-Patterson AFB, Ohio

CERCLA/RCRA Process, June 21-23, 2016, U.S. Army Corps of Engineers, San Diego, California

Petroleum Vapor Intrusion: Fundamentals of Screening, Investigation, and Management, October 10-12, 2017, Interstate Technology and Regulatory Council, Ann Arbor, Michigan

Comprehensive Environmental Compliance Assessment Course, May 06-09, 2019, U.S. Army Corps of Engineers, Bonneville, Oregon

Hazardous Waste Manifest/DOT Certification, March 02-06, 2020, U.S. Army Corps of Engineers, Los Alamitos, California

Certification: Certified Environmental and Safety Compliance Officer, National Registry of Environmental Professionals, July 13, 2015, Registration Number CESCO 676140

ESA Phase I History:	<p>Ellsworth AFB, South Dakota, October 2015, DLA MILCON</p> <p>Missouri Valley, Iowa, May 2016, Section 205 Flood Control</p> <p>Columbus AFB, Mississippi, December 2016, DLA MILCON</p> <p>Wisconsin ANG, Milwaukee IAP, Wisconsin, December 2016, DLA MILCON</p> <p>Mountain Home AFB, Idaho, March 2017, DLA MILCON</p> <p>Oklahoma ANG, Tulsa, Oklahoma, March 2018, DLA MILCON</p> <p>Randolph, Nebraska, June 2020, Section 205 Flood Control</p> <p>Offutt AFB, Nebraska, June 2020, MILCON</p> <p>Fort Carson, Colorado, July 2020, U.S. Army Office of Energy Initiatives</p>
ESA Phase II History:	<p>Joint Base Lewis-McChord, Washington, September 2017, DLA MILCON</p> <p>Little Rock AFB, Arkansas, March 2018, DLA MILCON</p> <p>Columbus AFB, Mississippi, November 2018, DLA MILCON</p> <p>Beale AFB, California, June 2019, DLA MILCON</p>
ESA Reviews:	<p>McAlester AAP, Oklahoma, March 2015, DLA MILCON</p> <p>Little Rock AFB, Arkansas, October 2016, DLA MILCON</p> <p>Longmont, Colorado, December 2016, Section 205 Flood Control</p> <p>Joint Base Lewis-McChord, Washington, May 2017, DLA MILCON</p> <p>Arvada, Colorado, August 2017, Section 205 Flood Control</p> <p>Fort Hood, Texas, September 2017, DLA MILCON</p> <p>Savannah ANG, Georgia, September 2017, DLA MILCON</p> <p>Beale AFB, California, October 2017, DLA MILCON</p> <p>Quonset ANGB, Rhode Island, December 2017, DLA MILCON</p>
EBS History:	<p>Offutt AFB, Nebraska, May 2017, Property Lease</p> <p>Cannon AFB, New Mexico, September 2019, DLA MILCON</p> <p>Luke AFB, Arizona, September 2019, DLA MILCON</p> <p>Fort Irwin, California, October 2019, DLA MILCON</p> <p>Vance AFB, Oklahoma, October 2019, DLA MILCON</p>
ECP History:	<p>Pueblo Chemical Depot, Colorado, November 2015, Environmental Condition of Property for Sale of Property</p>
NEPA History:	<p>Wright-Patterson AFB, Ohio, September 2018, Environmental Assessment</p>

APPENDIX D
EDR Report (Sent Separately on
Request)

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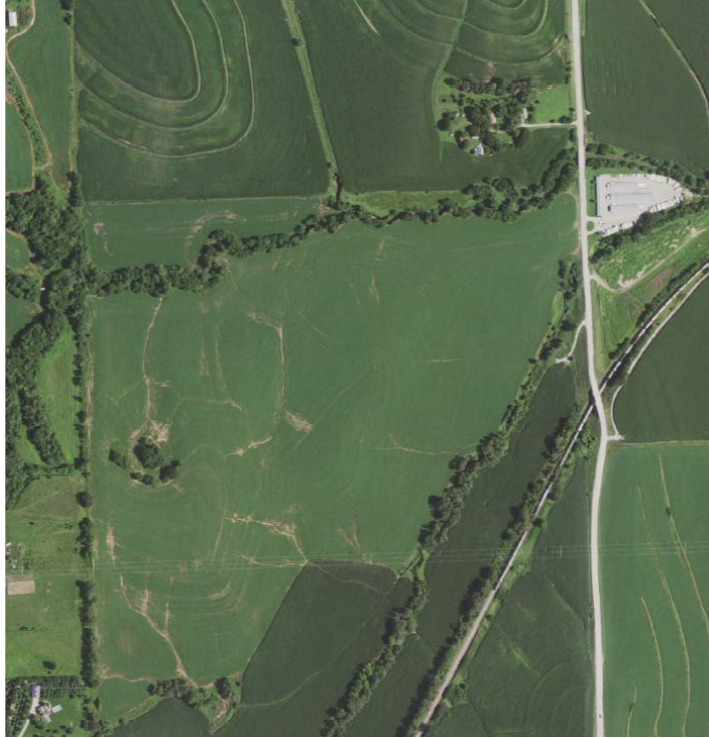
Final

Phase I Environmental Site Assessment

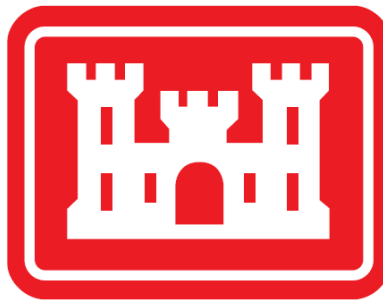
Papillion Creek Dam Site 19

General Reevaluation Report

Sarpy County, Nebraska



January 2021



United States Army Corps of Engineers

Omaha District

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DRAFT ENVIRONMENTAL SITE ASSESSMENT

Papillion Creek Dam Site 19

Sarpy County, Nebraska

January 2021

1. Summary

1.1 Background

A Phase I Environmental Site Assessment (ESA) was conducted in support of the proposed project to reduce the risks of flooding, loss of life, and property damage in partnership with state and local governments. The project will include excavation to create a dam and spillway to manage the release of water downstream. No dredging of the creek is necessary and contact with groundwater is not expected. This ESA was conducted in accordance with ASTM International (ASTM) E1527-13, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”. The purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an ESA with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products (ASTM E1527-13).

1.2 Findings

There are no recognized environmental conditions (RECs) on this property that will affect the project. It will be required that a hazardous survey be conducted on any structures planned to be demolished for the project. A REC means the presence of any hazardous substances or petroleum products in, on, or at the property: (1) due to any 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 (ASTM E1527-13).

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of Papillion Creek Dam Site 19. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. This assessment has revealed no evidence of RECs conditions in connection with the property.

1.3 Conclusions

This assessment has revealed no evidence of RECs in connection with the property. The assessment team was advised to not walk the property of the proposed project due to safety concerns.

2. Introduction

2.1 Property Identification

Dam Site 19 is just south of Giles Road and west of 192nd Street in Sarpy County, Nebraska. The property is used for agriculture purposes and has some residential structures and storage buildings located in the project area (Figure 1).

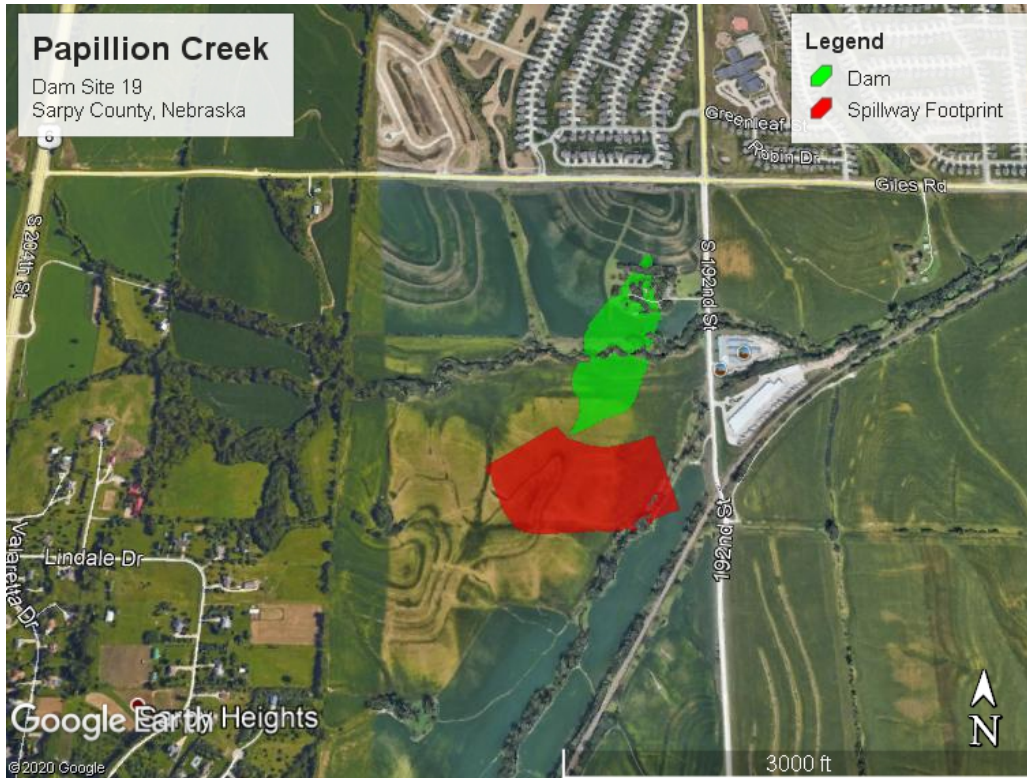


Figure 1. Dam Site 19 and Spillway Footprint

2.2 Purpose

The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the process prescribed herein, RECs in connection with the property (ASTM 2013). This assessment will identify RECs that may indicate soil contamination on the properties affected by the project. Contaminated soil can affect the project costs through special handling and disposal requirements.

2.3 Contractual Details (Scope of Work)

The United States Army Corps of Engineers (USACE) Scope of Work required the following:

- A review of federal and state regulatory agency databases for the site and the minimum search distance from the site
- Interviews of certain regulatory agencies about environmental conditions at the site and in the vicinity of the site
- A review of the site history through available historical sources (topographic maps, aerial photographs, interviews)
- A site visit to observe current site conditions for evidence of RECs
- A review of nearby properties to identify the use of hazardous substances or petroleum products
- Interviews with key personnel regarding current and past operation along the levee and dam sites the preparation of the ESA Phase I Report

2.4 Limiting Conditions

This ESA is limited in that it relies on historical reports, interviews of personnel, and site reconnaissance as the source for identifying any RECs associated with the site. USACE is not liable for any underlying RECs which were not brought to light through the practice of this ESA. The site was not accessible due to physical safety concerns as this project is not completely welcome by all affected landowners. The assessment team was unable to fully investigate or analyze the condition of the soil for this environmental site assessment due to the limited accessibility.

2.5 Deviations

One deviation occurred from ASTM E1527-13 when performing this Phase I ESA. The assessment team did not walk the proposed property due to safety concerns as this project is not completely welcome by all affected private landowners.

2.6 Exceptions

There were no exceptions to ASTM E1527-13 when performing the Phase I ESA.

2.7 Significant Assumptions

The following assumptions were made in order to conduct this ESA:

- Information resulting from interviews of personnel is accurate
- Historical reports are accurate
- U.S. Geological Survey information concerning the physical characteristics of existing locations and any adjacent properties is accurate

2.8 Special Terms and Conditions

The assessment team was advised by the USACE Project Manager to not walk on to Dam Site 19 property for safety concerns, which prevented the team from performing a site walk while assessing the property. The site visit was accomplished from the public roadways where the site was visible.

2.9 Definitions

Controlled REC (CREC): A CREC applies to a site that has reached regulatory closure with the implementation of an engineering control, such as an impermeable cap, and/or an institutional control, such as a deed restriction or property use restriction.

Historic REC (HREC): An HREC is 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, without subjecting the property to any required controls (for example, property use restrictions, activity use limitations, institutional controls, or engineering controls). An HREC is not typically a REC. If regulatory standards have changed since the HREC achieved closure, and the data used to close the case indicate the occurrence of chemical constituents that are above their respective regulatory standards, then the HREC will be identified as a REC in the conclusion section of the Phase I ESA Report.

De Minimis Condition, as defined by ASTM E1527-13: A de minimis condition is a condition that generally does not present a threat to human health of the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. ASTM E1527-13 does not consider de minimis conditions RECs.

Data Gap: A data gap is a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice. A data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap.

3. User Provided Information

3.1 Environmental Liens/Activity and Use limitations (AULs)

According to USACE real estate specialist there are no know environmental liens filed or recorded or AULS on the property.

3.2 Specialized Knowledge or Experience

It will be required that a hazardous survey be conducted on any structures planned to be demolished for the project.

3.3 Commonly Known Information

We are unable to determine the presence of hazardous materials on the project site. However, due to the project area being used for agricultural purposes with some residential structures the likelihood of RECs from petroleum products are minimal. A hazardous survey will need to be conducted on any structures being demolished for the project.

3.4 Degree of Obviousness

The likely presence or threatened releases of hazardous material and/ or petroleum products at the property is minimal. However, a hazardous survey will need to be conducted on any structures being demolished for the project.

4. Records Review

USACE personnel reviewed Federal, state, and local environmental records pertaining to the Phase I ESA study areas in study area of Dam/ Spillway Site 19. In performing this review, USACE used the services of Environmental Data Resources (EDR), a vendor specializing in the search and retrieval of government environmental databases. These Federal, state, and local databases include information regarding reported hazardous materials use and storage, facilities that treat, store, dispose, or generate hazardous waste, solid waste landfills, transfer stations, and incinerators, leaking underground storage tanks, discharges of petroleum and other hazardous substances and reported incidents of contamination. The databases conform to the standard record sources identified in ASTM Standard Practice E1527-05 (ASTM, 2005).

4.1 Physical Setting Sources

Dam Site 19 consists of rolling farmland the spill way consists of both flat land and hills. See appendix B for topographical maps of the project area.

4.2 Standard and Additional Environmental Records Sources

An EDR report was procured for the purpose of identifying possible hazardous material and/or petroleum product contamination. A Sanborn map report was requested however, fire insurance maps covering the target property were not found (EDR 2020).

4.3 Historical Use Information on the Property and Surrounding Area

As depicted on the topographical maps in Appendix B and aerial photographs in Appendix C, the area of Dam Site 19 is agricultural and has remained that way as far as records indicate.

5. Site Reconnaissance

A site visit was conducted from both roads 192 Street & Giles Road on 10 December 2020 at Dam Site 19. The assessment team members were able to get within ¼ mile to the proposed project site and could see the area clearly. The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying RECs in connection with the property (ASTM 2013).

5.1 General Site Setting

Dam Site 19 construction site consists of both rolling farmland and flat land. The site has been used for Agricultural purposes since settling and has residential structures on site. Please refer to topographical maps in Appendix B, aerial photographs in Appendix C and site photographs in Appendix D.

5.2 Exterior Observations

There are residential and storage structures on Papillion Creek Dam Site 19, the surrounding areas are open fields used for agriculture.

5.3 Uses and Conditions of the Property and Adjoining Properties

Dam Site 19 and adjoining properties are used for residential and agricultural purposes.

6. Interviews

6.1 State and Local Government Officials

NAME	POSITION	COMMENT
Amanda Grint	Papio-Missouri River National Resources Department - Project Engineer	She has no known knowledge of contamination from hazardous materials or petroleum products on the project site.
Robert Daisley	USACE Reality Specialist	Robert is unaware of any environmental liens or any activity use limitations on the property or adjoining properties.

6.2 Landowners

According to the USACE Project Manager, the landowner is not agreeable to the proposed project and was not contacted for an interview.

7. Evaluation

7.1 Findings, Opinions, and Conclusions

7.1.1 Findings

There were no RECs identified in connection with this project.

7.1.2 Opinions

During assessment the team found no known hazardous material or petroleum product releases or spills. Through reviewing records, interviews, and a site visit from the nearby road, the team found nothing of concern. The assessment team was unable to walk through the property for asbestos containing material and lead based paint surveys.

7.1.3 Conclusions

I have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of the Papillion Creek Dam Site 19, project property. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. This assessment has revealed no known RECs in connection with the property.

7.2 Additional Investigations, Data Gaps and Deletions

Due to the site visit being from a distance the assessment team was unable to fully investigate the condition of the soil on the construction site or able to walk through the structures to assess if there is any concern for asbestos containing material or lead based paint.

7.3 Statement and Signature

I declare that, to the best of our professional knowledge and belief, I meet the definition of 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 the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Thomas A. Weirauch, USACE
Environmental Professional

7.4 References

- | | |
|-----------|---|
| ASTM 2013 | ASTM International. <i>Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process</i> . November 2013. |
| ASTM 2005 | ASTM International. <i>Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process</i> . 2005. |
| EDR 2020 | Environmental Data Resources, Inc. <i>EDR Lightbox Standard Report</i> . December 2020. |

8. Non-Scope Services

8.1 Recommendations

None.

8.2 Additional Services

None.

9. Appendices

A – Abbreviations and Acronyms

B – Topographical Maps

C – Aerial Photographs

D – Site Photographs

E – Environmental Professional Qualification

F – EDR Report (sent separately on request)

APPENDIX A

ABBREVIATIONS AND ACRONYMS

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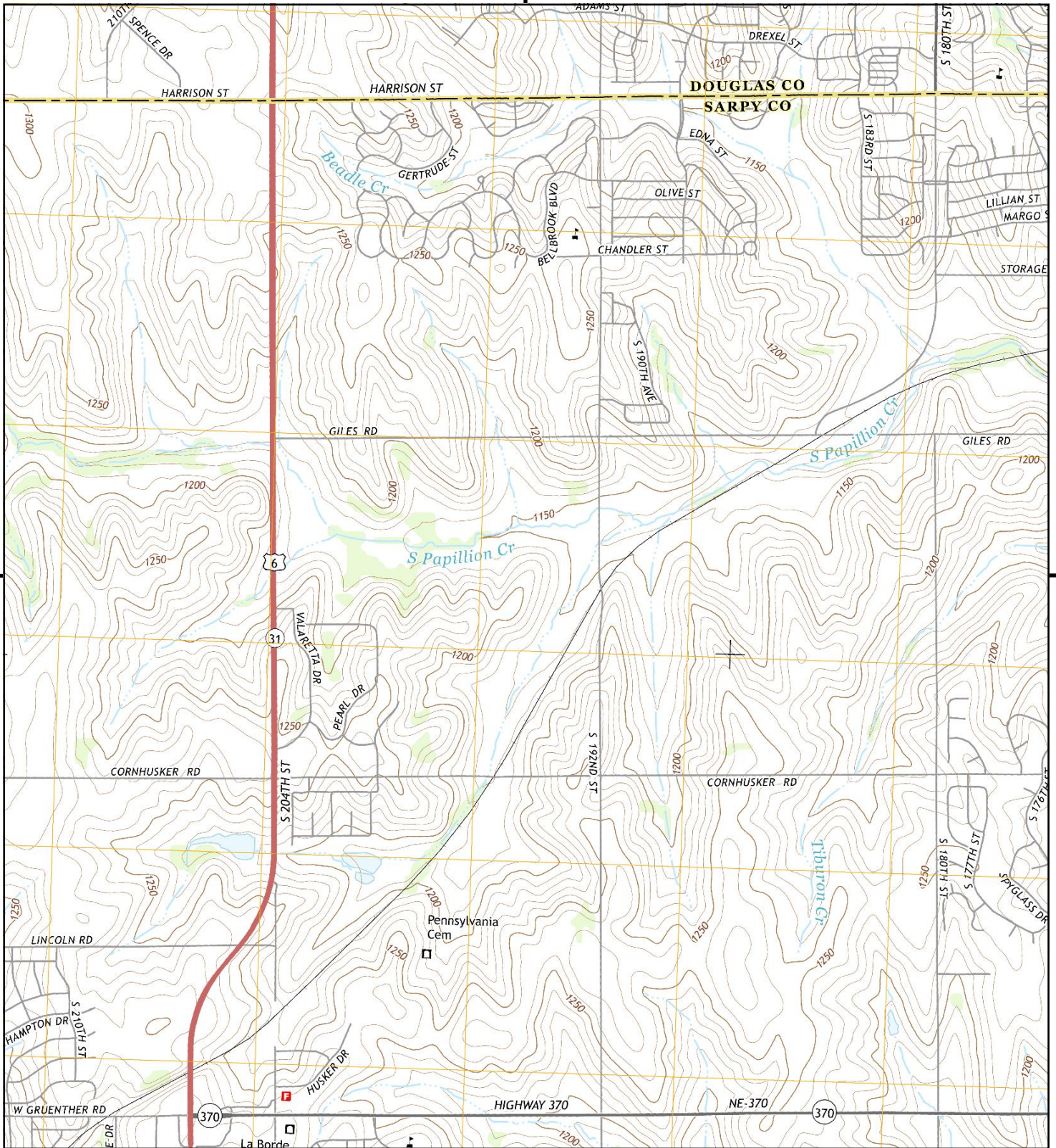
ABBREVIATIONS & ACRONYMS

ASTM	ASTM International
AUL	Activity and Use Limitation
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
CREC	Controlled Recognized Environmental Condition
EDR	Environmental Data Resources
EP	Environmental Professional
ESA	Environmental Site Assessment
HREC	Historic Recognized Environmental Condition
REC	Recognized Environmental Condition
§	Subsection
USACE	United States Army Corps of Engineers

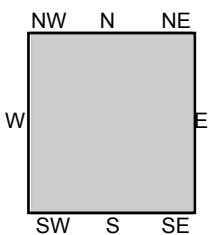
APPENDIX B

TOPOGRAPHICAL MAPS

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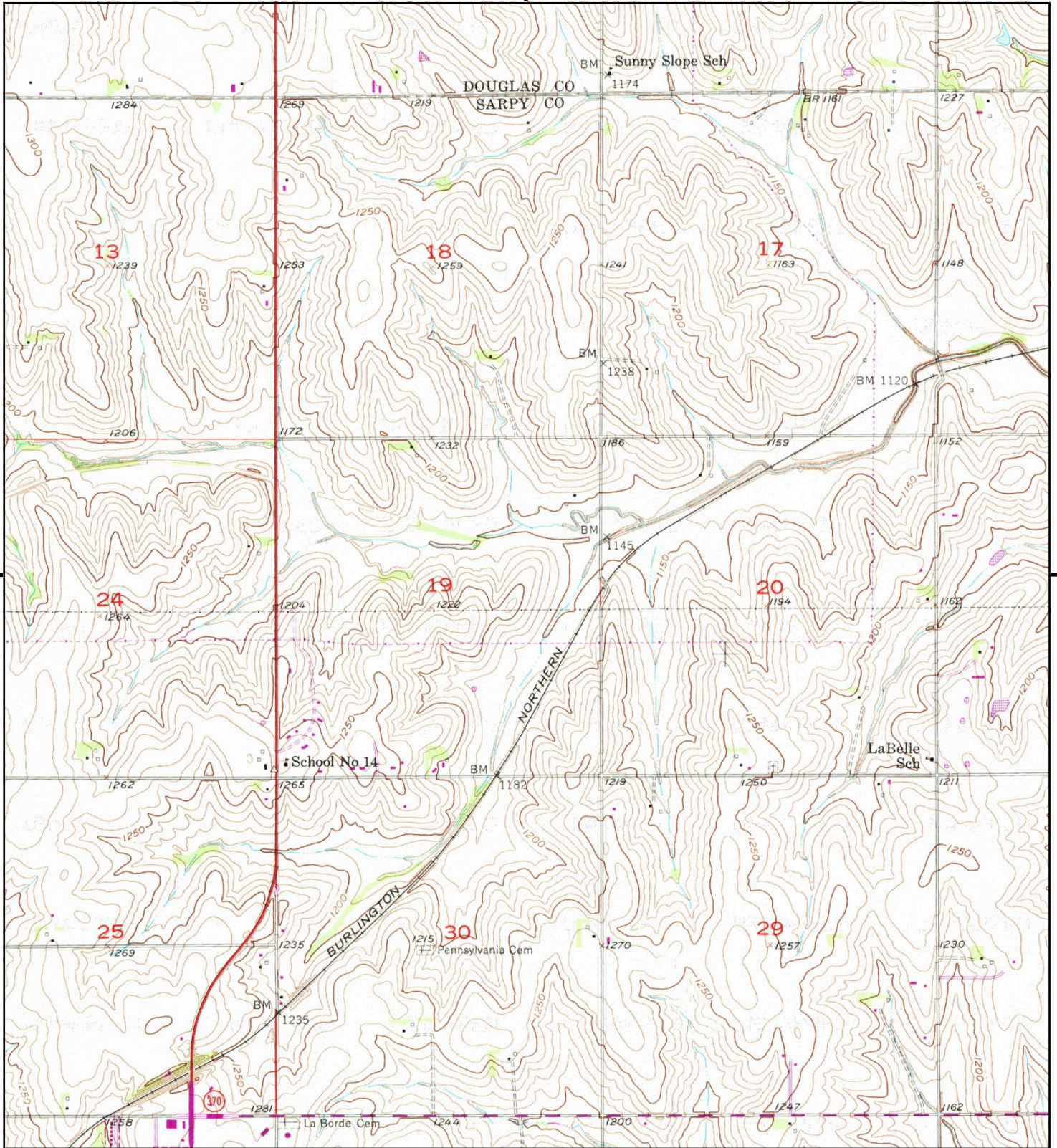
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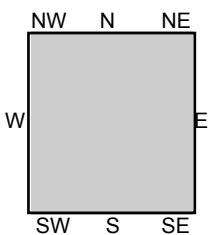
TP, Gretna, 2014, 7.5-minute

SITE NAME: DS-19
 ADDRESS: DS-19
 Gretna, NE 68028
 CLIENT: U.S. Army Corps of Engineers





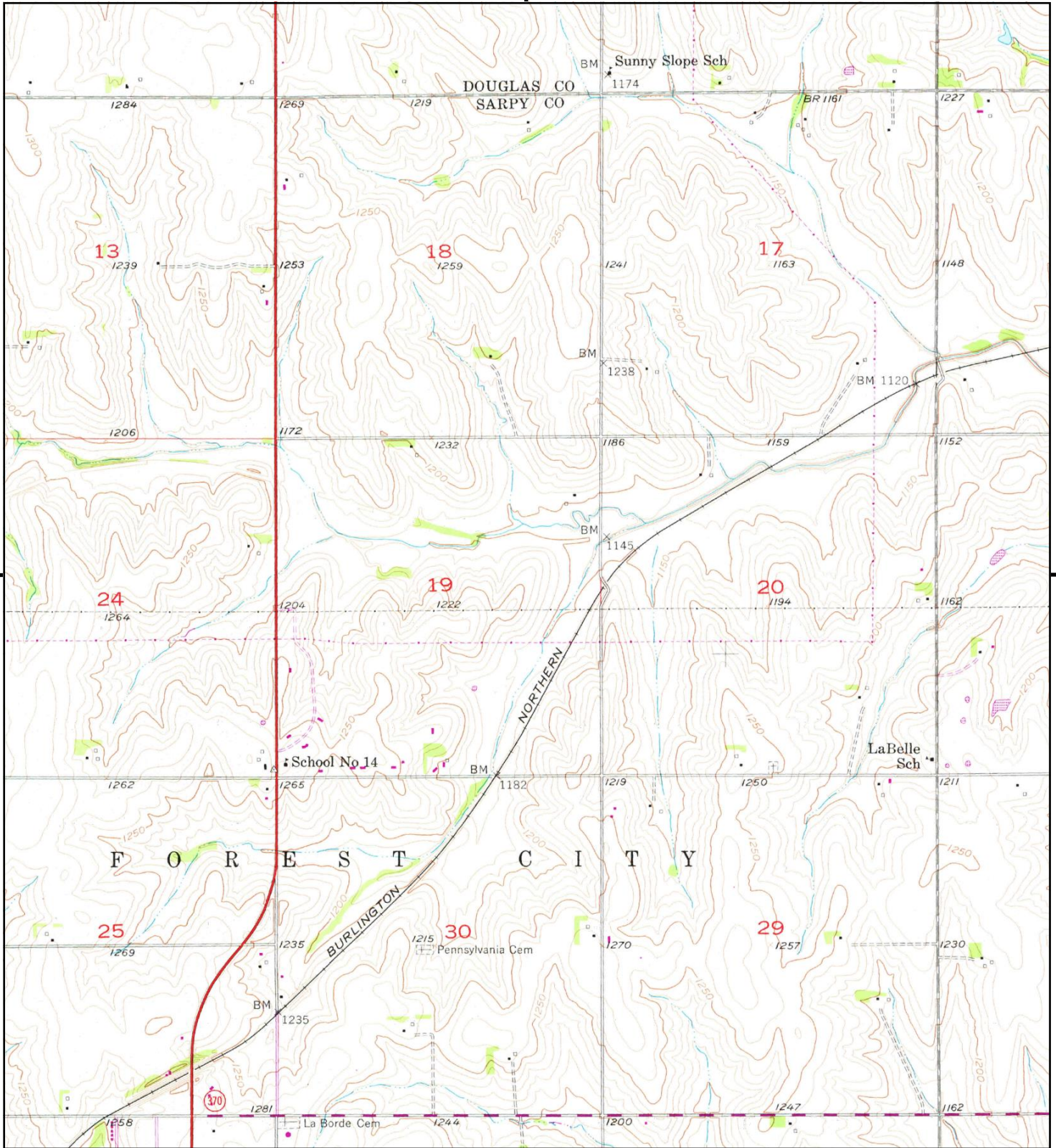
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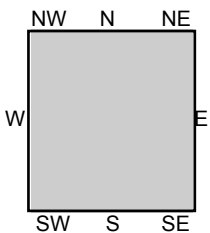
TP, Gretna, 1984, 7.5-minute

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ADDRESS: DS-19
Gretna, NE 68028
CLIENT: U.S. Army Corps of Engineers





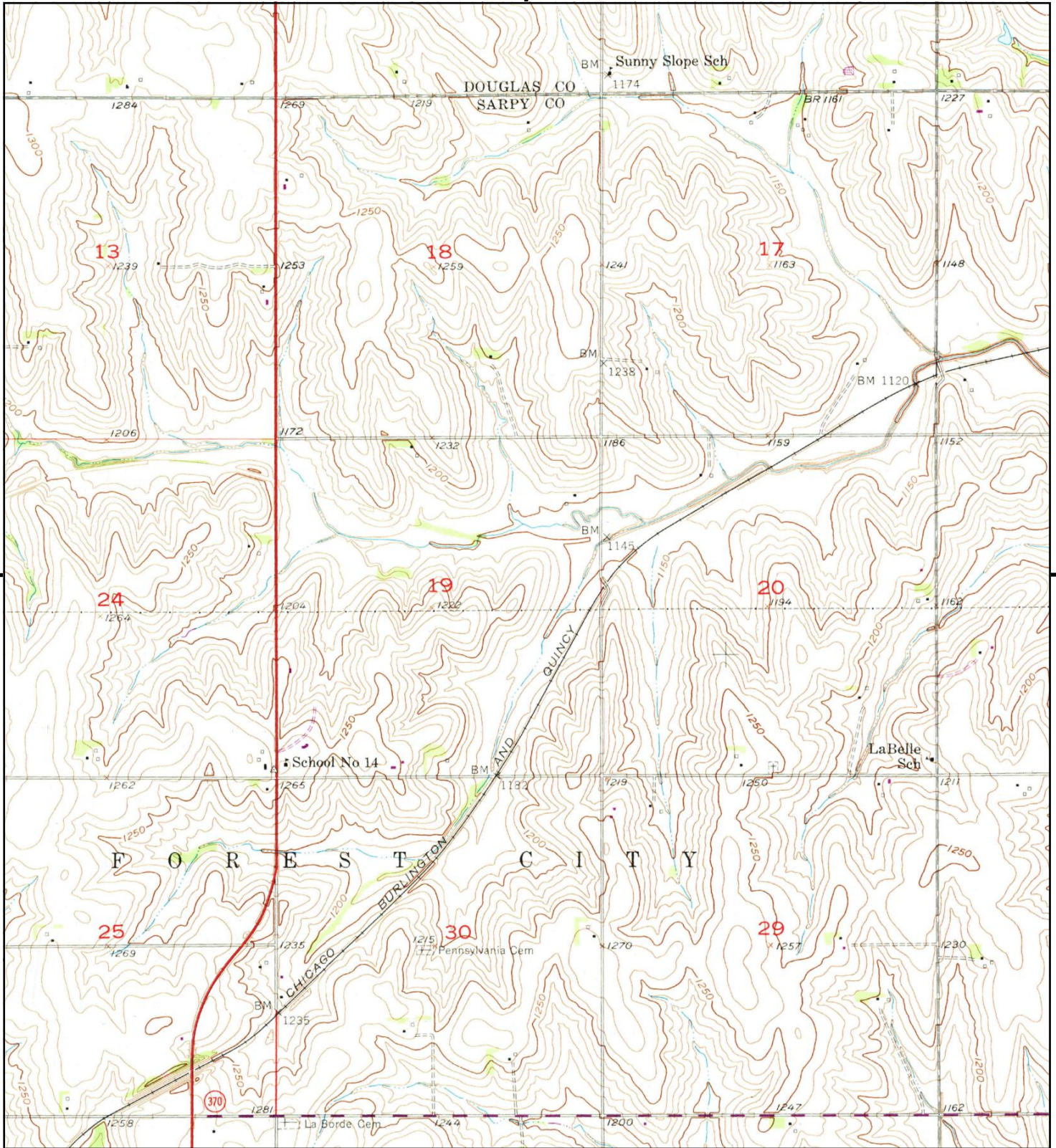
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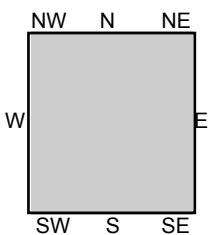
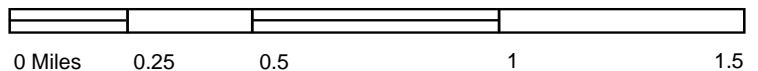
TP, Gretna, 1975, 7.5-minute

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 ADDRESS: DS-19
 Gretna, NE 68028
 CLIENT: U.S. Army Corps of Engineers





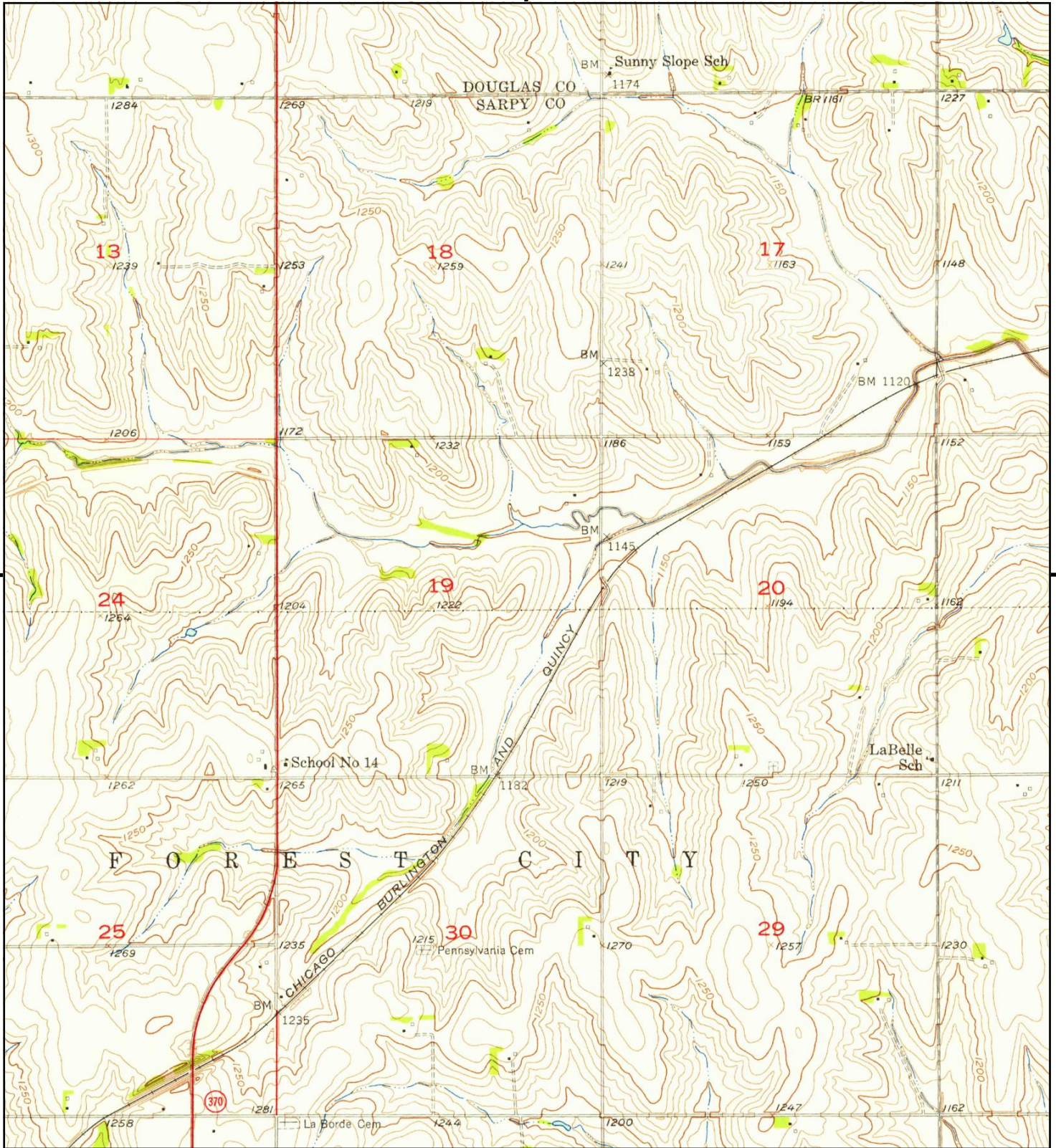
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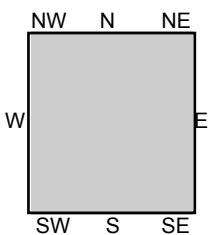
TP, Gretna, 1969, 7.5-minute

SITE NAME: DS-19
 ADDRESS: DS-19
 Gretna, NE 68028
 CLIENT: U.S. Army Corps of Engineers





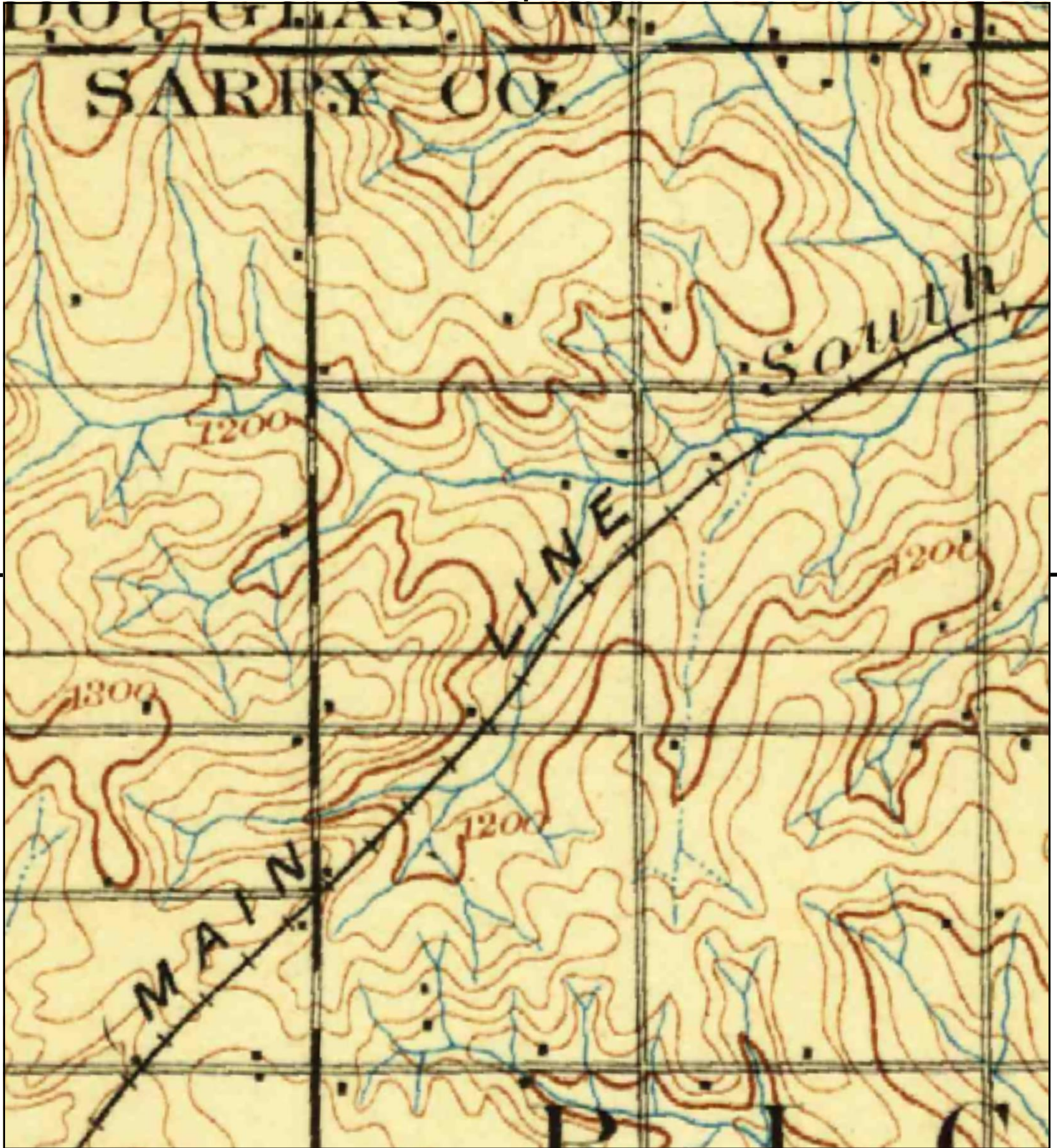
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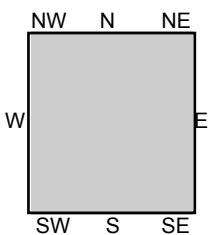
TP, Gretna, 1956, 7.5-minute

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ADDRESS: DS-19
Gretna, NE 68028
CLIENT: U.S. Army Corps of Engineers





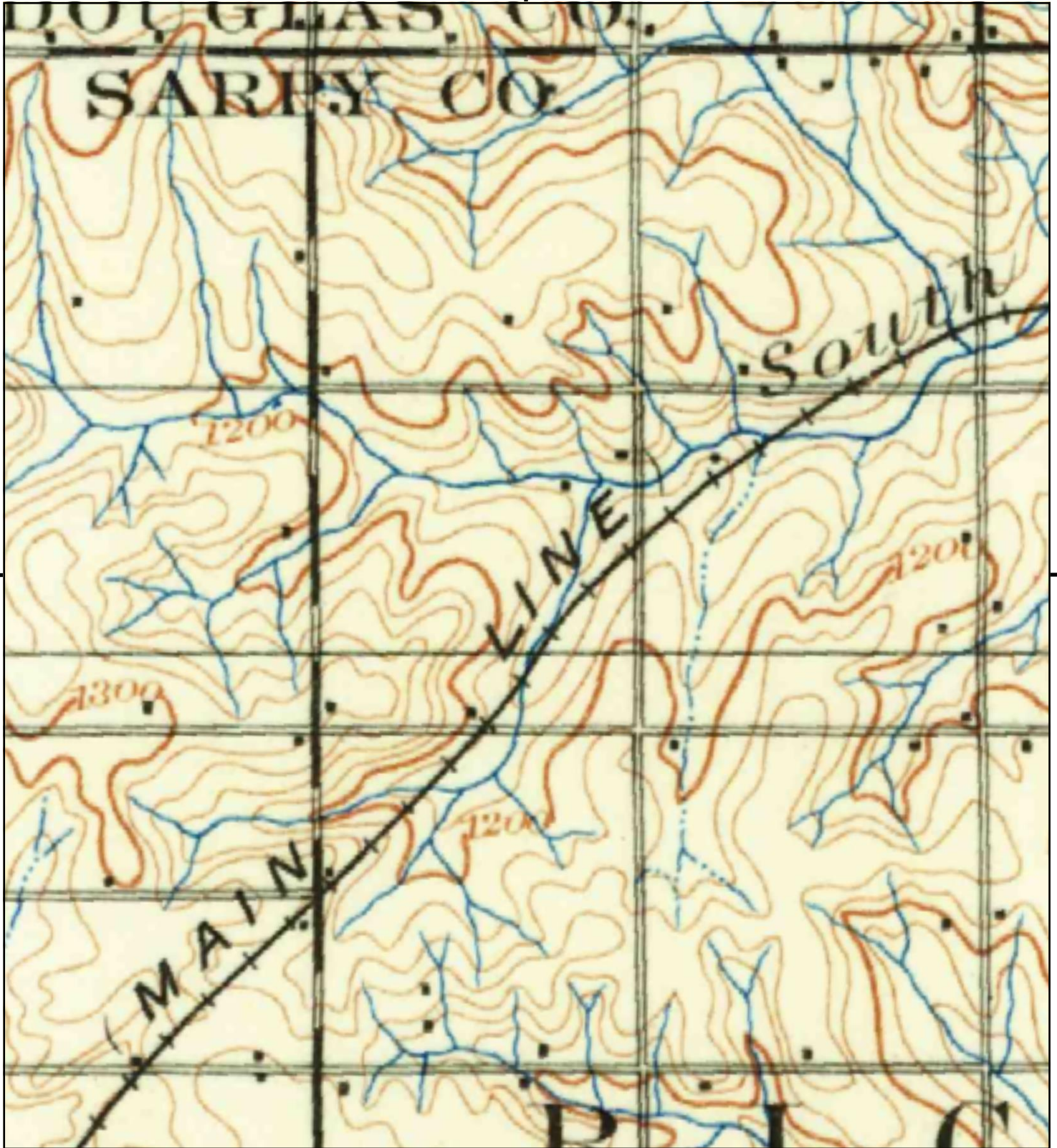
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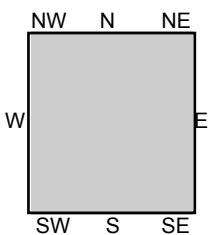
TP, Fremont, 1896, 30-minute

SITE NAME: DS-19
ADDRESS: DS-19
Gretna, NE 68028
CLIENT: U.S. Army Corps of Engineers





This report includes information from the following map sheet(s).



TP, Fremont, 1893, 30-minute

SITE NAME: DS-19
 ADDRESS: DS-19
 Gretna, NE 68028
 CLIENT: U.S. Army Corps of Engineers



APPENDIX C

AERIAL PHOTOGRAPHS

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INQUIRY #: 6305398.8

YEAR: 2016

— = 500'





INQUIRY #: 6305398.8

YEAR: 2012

— = 500'





INQUIRY #: 6305398.8

YEAR: 2009

— = 500'





INQUIRY #: 6305398.8

YEAR: 2006

1" = 500'





INQUIRY #: 6305398.8

YEAR: 1999

— = 750'





INQUIRY #: 6305398.8

YEAR: 1988

— = 750'





INQUIRY #: 6305398.8

YEAR: 1981

— = 500'





INQUIRY #: 6305398.8

YEAR: 1979

— = 500'





INQUIRY #: 6305398.8

YEAR: 1970

— = 500'





INQUIRY #: 6305398.8

YEAR: 1969

— = 500'



INQUIRY #: 6305398.8

YEAR: 1955



— = 500'





INQUIRY #: 6305398.8

YEAR: 1938

— = 500'



APPENDIX D
SITE PHOTOGRAPHS

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Project Name: Papillion Creek- General Reevaluation Report	Direction of View: West
Location: Dam Site 19	Date/Time: 10 December 2020/09:20
Photograph No.: 001	Description of View: View from 192 nd Street



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: Southwest
Location: Dam Site 19	Date/Time: 10 December 2020/09:21
Photograph No.: 002	Description of View: Bottom of dam, electrical box



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: West
Location: Dam Site 19	Date/Time: 10 December 2020/09:22
Photograph No.: 003	Description of View: Bottom of dam



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: West
Location: Dam Site 19	Date/Time: 10 December 2020/09:26
Photograph No.: 004	Description of View: View from 192 nd Street



Project Name: Papillion Creek- General Reevaluation Report	Direction of View: South
Location: Dam Site 19	Date/Time: 10 December 2020/09:28
Photograph No.: 005	Description of View: View from Giles Street



APPENDIX E
ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS

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ENVIRONMENTAL PROFESSIONAL QUALIFICATION

Per 40 CFR 312.10

Thomas A. Weirauch

Formal Education: Bachelor of Science in Atmospheric Sciences, May 1998, Creighton University, Omaha, Nebraska

Relevant Experience: September 2009 – October 2014, 55th Civil Engineering Squadron, Environmental Compliance Office, Offutt AFB, Nebraska

October 2014 – Present, Military Munitions and Environmental Science Section, U.S. Army Corps of Engineers, Omaha District, Nebraska

Relevant Training: Environmental Laws and Regulations, February 23-27, 2015, U.S. Army Corps of Engineers, Huntsville, Alabama

Phase I and Phase II Environmental Site Assessments for Commercial Real Estate, April 14-16, 2015, ASTM Technical Training and E-Learning, Atlanta, Georgia

Environmental Remediation Technologies, June 01-04, 2015, U.S. Army Corps of Engineers, Omaha, Nebraska

Environmental Impact Analysis Process, December 7-11, 2015, Air Force Institute of Technology, Wright-Patterson AFB, Ohio

CERCLA/RCRA Process, June 21-23, 2016, U.S. Army Corps of Engineers, San Diego, California

Petroleum Vapor Intrusion: Fundamentals of Screening, Investigation, and Management, October 10-12, 2017, Interstate Technology and Regulatory Council, Ann Arbor, Michigan

Comprehensive Environmental Compliance Assessment Course, May 06-09, 2019, U.S. Army Corps of Engineers, Bonneville, Oregon

Hazardous Waste Manifest/DOT Certification, March 02-06, 2020, U.S. Army Corps of Engineers, Los Alamitos, California

Certification: Certified Environmental and Safety Compliance Officer, National Registry of Environmental Professionals, July 13, 2015, Registration Number CESCO 676140

ESA Phase I History:	<p>Ellsworth AFB, South Dakota, October 2015, DLA MILCON</p> <p>Missouri Valley, Iowa, May 2016, Section 205 Flood Control</p> <p>Columbus AFB, Mississippi, December 2016, DLA MILCON</p> <p>Wisconsin ANG, Milwaukee IAP, Wisconsin, December 2016, DLA MILCON</p> <p>Mountain Home AFB, Idaho, March 2017, DLA MILCON</p> <p>Oklahoma ANG, Tulsa, Oklahoma, March 2018, DLA MILCON</p> <p>Randolph, Nebraska, June 2020, Section 205 Flood Control</p> <p>Offutt AFB, Nebraska, June 2020, MILCON</p> <p>Fort Carson, Colorado, July 2020, U.S. Army Office of Energy Initiatives</p>
ESA Phase II History:	<p>Joint Base Lewis-McChord, Washington, September 2017, DLA MILCON</p> <p>Little Rock AFB, Arkansas, March 2018, DLA MILCON</p> <p>Columbus AFB, Mississippi, November 2018, DLA MILCON</p> <p>Beale AFB, California, June 2019, DLA MILCON</p>
ESA Reviews:	<p>McAlester AAP, Oklahoma, March 2015, DLA MILCON</p> <p>Little Rock AFB, Arkansas, October 2016, DLA MILCON</p> <p>Longmont, Colorado, December 2016, Section 205 Flood Control</p> <p>Joint Base Lewis-McChord, Washington, May 2017, DLA MILCON</p> <p>Arvada, Colorado, August 2017, Section 205 Flood Control</p> <p>Fort Hood, Texas, September 2017, DLA MILCON</p> <p>Savannah ANG, Georgia, September 2017, DLA MILCON</p> <p>Beale AFB, California, October 2017, DLA MILCON</p> <p>Quonset ANGB, Rhode Island, December 2017, DLA MILCON</p>
EBS History:	<p>Offutt AFB, Nebraska, May 2017, Property Lease</p> <p>Cannon AFB, New Mexico, September 2019, DLA MILCON</p> <p>Luke AFB, Arizona, September 2019, DLA MILCON</p> <p>Fort Irwin, California, October 2019, DLA MILCON</p> <p>Vance AFB, Oklahoma, October 2019, DLA MILCON</p>
ECP History:	<p>Pueblo Chemical Depot, Colorado, November 2015, Environmental Condition of Property for Sale of Property</p>
NEPA History:	<p>Wright-Patterson AFB, Ohio, September 2018, Environmental Assessment</p>

APPENDIX D
EDR Report (Sent Separately on
Request)

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