



# ENVIRONMENTAL ASSESTMENT TIER 1 SUMMARY

St. Charles County, MO  
Local Voluntary Buyout Program (LVBOP)

## Abstract

St. Charles County, MO - Local Voluntary Buyout Program (LVBOP) Environmental Assessment TIER1 summary is part of the Community Development Block Grant Disaster Recovery (CDBG-DR 4451) Environmental Assessment (EA) to be submitted to the State of Missouri, Department of Economic Development (DED). In conformance with a Statewide Action Plan, \$15 million in Federal Community Development Block Grant – Disaster Recovery (CDBG-DR) funds was made available to address disaster-affected areas across St. Charles County. The County plans to purchase and remove flood-damaged homes from flood zones, and to provide relocation assistance, for income-qualified homeowners and displaced tenants. This report is a supplementary documentation to EA TIER 1 packet and includes the summary of the determinations and the consultation process for EA TIER 1 with reference to the supporting documentation listed in the attachments.

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## 1. HISTORIC PRESERVATION (SHPO)

**TIER 2 Review is required:** Section 106 review will be completed for each applicant parcel and TRIBES will be informed about the communication with SHPO.

### **TIER 1 Review Summary**

#### **Communication with SHPO (Attachment #1)**

Per Section 106 regulations, St. Charles County has submitted an online request to MO DNR, SHPO a request of review of the proposed project for the St. Charles County Buyout Area. On Oct. 1, 2022, the Missouri SHPO shifted from its paper-based submission system to an exclusively digital process for the submission of project materials for Section 106 or 110 review. County submissions was emailed to MOSection106@dnr.mo.gov accompanied by SHPO's Review and Compliance Information Form. (downloaded from <https://mostateparks.com/page/84261/section-106-review>)

Along with the request for review letter, enclosures included the project information document, location maps, aerial views of project properties, USGS maps (Attachment #1.1, project area with Historic Districts and Sites Review (Attachment #1.2) and Review and Compliance Information form (Attachment #1.3). The letter was sent via e-mail dated February 02, 2023. Copies of the letters with its enclosures are in the Attachment #1.4.

**SHPO Response 03.02.2023:** Until information for the properties that will be affected and the activities taking place will be provided to our office for review and comment, we are unable to comment on the effects of the project on historic properties (Attachment #1.6)

## 2. HISTORIC PRESERVATION (TRIBES)

#### **Communication with Tribes (Attachment #2)**

In addition to SHPO office, Indian Tribes listed in [HUD Tribal Directory Assessment Tool](#) were contacted. A cover letter, project description, general location map, aerial views of the project and USGS maps were mailed to the tribes listed below and e-mail dated February 6, 2023. The letters are also mailed to the TRIBES listed below. The Tribes were allowed the recommended time frame of 30 days to provide comments.

Copies of the letters with its enclosures are in the Attachment #2.1, 2.2, 2.4, 2.5.

Mr. Geoffrey Standing Bear Osage Nation P.O. Box 779 Pawhuska, OK 74056 <a href="mailto:gstandingbear@osagenation-nsn.gov">gstandingbear@osagenation-nsn.gov</a>	<b>Courtney Neff</b> Osage Nation Historic Preservation Office Administrative/Section 106 Assistant 627 Grandview Avenue, Pawhuska, OK 74056 Office: 918-287-9741   Fax: 918-287-5376 Courtney Neff <a href="mailto:cneff@osagenation-nsn.gov">cneff@osagenation-nsn.gov</a> For reviews: <a href="mailto:s106@osagenation-nsn.gov">s106@osagenation-nsn.gov</a>
Response Received from Courtney Neff, Luke Morris	Appropriate comprehensive surveys are needed to identify the archaeological sites, burials, and sacred sites present
Mr. Everett Bandy Quapaw Tribe of Oklahoma P.O. Box 765 Quapaw, OK 74363-0765	
Response: SHPO review required	
Mr. Douglas Lankford	

Miami Tribe of Oklahoma P.O. Box 1326 Miami, OK 74355	
Response: No objection	
Mr. William Fisher Seneca-Cayuga Nation P.O. Box 453220 Grove, OK 74345-3220	Mr. William Fisher Seneca-Cayuga Nation P.O. Box 453220 Grove, OK 74345-3220
No response	No response
Chief Craig Harper Peoria Tribe of Indians of Oklahoma P.O. Box 1527 Miami, OK 74355	
No response	

[HUD Tribal Directory Assessment Tool](#)

<b>Results from Query</b>			
<b>Tribal Name</b>	<b>First Name</b>	<b>Last Name</b>	<b>Title</b>
Peoria Tribe of Indians of Oklahoma	Craig	Harper	Chief
Apache Tribe of Oklahoma	Bobby	Komardley	Chairman
Quapaw Tribe of Indians	Joseph	Byrd	Chairperson
Quapaw Tribe of Indians	Everett	Bandy	THPO
Seneca-Cayuga Nation	William	Tarrant	THPO
Miami Tribe of Oklahoma	Douglas	Lankford	Chief
Miami Tribe of Oklahoma	Diane	Hunter	THPO
Osage Nation	Andrea A.	Hunter	Director and THPO
Osage Nation	Geoffrey	Standing Bear	Principal Chief
Seneca-Cayuga Nation	William	Fisher	Chief

**Miami Tribe response 02.14.2023:**

The Miami Tribe offers no objection to the above-referenced project at this time, as we are not currently aware of existing documentation directly linking a specific Miami cultural or historic site to the project site. However, given the Miami Tribe's deep and enduring relationship to its historic lands and cultural property within present-day Missouri, if any human remains or Native American cultural items falling under the Native American Graves Protection and Repatriation Act (NAGPRA) or archaeological evidence is discovered during any phase of this project, the Miami Tribe requests immediate consultation with the entity of jurisdiction for the location of discovery. In such a case, please contact me at 918-541-8966 or by email at THPO@miamination.com to initiate consultation.

**Osage Nation Response 02.03.2023**

Response: This project is within a highly sensitive area for Osage sacred sites, burials, and other cultural resources. Any comments, project updates, or feedback is greatly appreciated to keep Osage Nation informed. (The detailed comments are attached).

## **Quapaw Nation Response 02.14.2023**

The Quapaw Nation requests copies of all SHPO correspondence which has been received for this project.

No comments have been received by St. Charles County by the deadline stated in the letters.

2<sup>nd</sup> e-mails: St. Charles County has mailed follow up letters via e-mail to the Tribes allowing for another recommended time frame to provide comments. St. Charles County didn't receive response. (Attachment #2.6, 2.7, 2.8)

The follow up letters are in the Attachment #2.11 and the official letters are in Attachment #2.11.1, #2.11.2, #2.11.3.

Based on this review process and consultations, County will expand this review in TIER 2 for each property. County is aware that the Osage and some related tribes have strong oral traditions that in prehistoric times their ancestors moved down the Ohio River, up the Mississippi River, and split into several groups or tribes at the mouth of the Missouri River. Anthropologists and archaeologists tend to support this oral tradition as having happened 1400-1650 AD. Yet no archaeological remains which can positively be identified as ancestral Osage have been discovered here. Therefore, County doesn't anticipate a need for large-scale archaeological surveys due to the following reasons:

- the ground being disturbed in the demolition process has previously been disturbed by construction of the homes being demolished,
- the demolition process will limit the land disturbance areas to directly below each home as much as possible, and
- potentially having a qualified archaeologist observing the land disturbance as taking place in order to intervene if any archaeological remains would be uncovered as part of land disturbance.

### 3. FLOOD INSURANCE

**No impact determination:** The project is strictly acquisition/demolition; there will be no new construction. Future development will be just for uses compatible with open space, recreation, or wetlands management practices and will be subject to the floodplain ordinances in effect at that point in time.

1. St. Charles County is participating in the National Insurance Program (Attachment #3)
2. All FIRMETTE maps are in Attachment B

#### 4. FLOODPLAIN MANAGEMENT

**No impact determination:** The project will help restore natural environment in floodplain.

**Condition of Approval/Mitigation:** Based on 8-step decision making, the likelihood that the chosen alternative would have impacts to floodplains or wetlands is temporary and can be mitigated during demolition. Best Management Practices such as standard soil erosion and sediment control shall be implemented during demolition of structures as required by County building codes. Any development associated with this project located within the special flood hazard area (SFHA), as identified by the FEMA, must meet the requirements of the County of St. Charles Floodplain Management Ordinance (Attachment #4.8).

A cover letter, project description, general location map, aerial views of the project, firm maps and USGS topo maps were e-mailed to the agencies listed below (February 6, 2023). Copies of the letters with its enclosures are in the attachment #4.2-4.5.

MO State Emergency Management Agency Attn: Karen McHugh, CFM 2302 Militia Drive, P.O. Box 116 Jefferson City, MO 65102	FEMA Region VII Attn: Katie Stojisavlievic 11224 Holmes Rd. Kansas City, MO 64131-3626
Response: No Objection	No response

MO State Emergency Management Agency response letter (Received February 6, 2023) is in the attachment #4.6. SEMA's response indicated that St. Charles County is a participating member of the National Flood Insurance Program (NFIP). Any development associated with this project located within the special flood hazard area (SFHA), as identified by the FEMA, must meet the requirements of the County of St. Charles Floodplain Management Ordinance (Attachment #4.8); and the permits must be obtained prior to the commencement of any construction activities. Also, within floodway, a "No-Rise" Certificate and statement as to the effects of possible flooding is required. The LVBOP project is strictly demolition and will not involve any new development.

DNR Comments in attachment 4.7 provides best management practices, permitting obligations and land disturbance permits for acres more than one for water protection.

The 8-Step Decision Making process and practicable measures to minimize harm to wetlands is addressed in "Wetlands Protection" section of this assessment.

## 5. WETLANDS PROTECTION

**TIER 2 Review is required:** No ground disturbance associated with demolition of existing buildings are anticipated within the vicinity of any identified wetlands. However, the Tier 2 review will include further evaluation of wetlands including whether any wetlands are located on applicant parcels that include actions with ground disturbance. If a parcel in the project is proposed for ground disturbance and is found to have a wetland, the US Fish and Wildlife Service will be consulted.

For the wetland maps, see Attachments #5.5 and #5.6

St. Charles County LVBOP project potential sites are in various floodway locations along the northern Missouri River boundary of St. Charles County. The project intends to remove the structures to restore the area to its natural state, allowing for the flow of water during flooding without structural impediments to the flow. Color wetlands maps have been obtained from <http://www.fws.gov/wetlands/data/mapper.html> and are in the Attachments #5.5 and #5.6

Because of some wetland availability, a cover letter, project description, general location map, aerial views of the project, and USGS topo maps were e-mailed to the agencies listed below. Copies of the letters with its enclosures are in the attachment #5.1-3.

Missouri Department of Natural Resources Water Protection Program P.O. Box 176 Jefferson City, MO 65102	FEMA Region VII (No response) Attn: Ken Sessa 9221 Ward Parkway, Suite 300 Kansas City, MO 64114
No response	No response
U.S. Army Corps of Engineers 1222 Spruce St. St. Louis, MO 63103	
Response: No objection	

U.S. Army Corps of Engineers response letter dated February 6, 2023 is in the attachment #5.1. Missouri Department of Natural Resources, Water Protection Program regulations will be reviewed in TIER 2.

**USACE Response (Attachment #5.4):** U.S. Army Corps of Engineers has indicated in their response letter that USACE has no objections to St. Charles County continuing with the buyout process and identifying the specific parcels that would be bought out. Once identified, USACE will require a parcel map to be able to determine if there will be impacts to Federal land or projects.

Since potential project sites might include wetlands, the HUD 8-Step Decision Making Process has been completed:

**Early Notice** (Attachment 5.7) and **Final Notice** (Attachment #5.9) and the details on the publication of notice in newspaper, posting on County website, notifications are listed in **Attachment #11**.



Step 1 – Determine whether the action is located in a 100-year floodplain.

The proposed structures to be demolished are located in floodplain and majority is in floodway. However, the specific parcels to be acquired and demolished will be determined after the intake process. The Flood Insurance Rate Maps (FIRMettes) panels are available in the attachment #5.

Step 2 – Notify the public for early review of the proposal and involve the affected and interested public in the decision-making process.

**Early Public Notice** describing the project was published in the St. Charles business Journal on Monday, **February 6, 2023** and County Community Development website. The ad targeted local residents, including those in the floodplain. A copy of the published notification and affidavit of publication is in the **attachment #5.7**. The required 15 calendar days were allowed for public comment. As required by regulation, the notice also included the name, proposed location and description of the activity, total number of floodplain area involved, and the responsible entity contact for information as well as the location and hours of the office at which a full description of the proposed action can be viewed. **No comments from the public have been received by St. Charles County.**

Step 3 – Identify and evaluate practicable alternatives

The project provides for the removal of residential structures that are in the floodplain. The demolition will remove damaged homes from the floodplain area and will remove the obstructions to the floodway along Missouri River resulting in less damage and debris from flooding events.

The removal of the residential structures as proposed by this project results in the maximum positive environmental action. The result will reestablish the natural setting of the property and remove the possibility of structures damaged by flood waters and reduces the land use to open space. The alternative of relocation of the homes to non-floodplain areas is not cost beneficial due to the damage the homes have sustained and the distance they would have to be moved. It is also not beneficial to leave the damaged structures in place as they impede the floodway and subject to repetitive flooding.

Step 4 – Identify potential direct and indirect impacts associated with floodplain development.

Demolishing the structures within the floodplain will have minimum impact to the floodplain because the structures will be removed shortly after the buyout. Positive impact includes restoring the floodplain to its original state allowing for the floodway. The project will remove impediments (residential structures) in the floodplain/wetland and will return these lots to open space after the homes have been removed.

The demolition project requires an **asbestos inspection** of all structures prior to demolishing activities. Negative impact could result from asbestos if present in any structure and it is not properly removed and disposed. Initial asbestos inspection by a contracted certified inspector will be completed, if the inspection reveals any indication of asbestos presence then an independent company will be hired to perform an asbestos inspection, provide documentation, and dispose of asbestos per state regulation requirements.

Demolition activities could result in negative impact such as **temporary noise pollution, exhaust, fugitive dust, and fuel** on site. **Noise pollution** will be controlled by performing the demolition activities during daytime hours. Dust will be controlled by water spray when necessary. **Fuel on site** will be contained within a designated staging area and properly cleaned up to prevent contamination.

**Demolition debris** will be a temporary negative issue to the project site and will be disposed of in an appropriate landfill in a timely manner after the demolition activities. All demolished building materials, trash, and debris will be hauled from the site and properly disposed of.

Failure to abandon wells and septic tanks could lead to **contamination of soil and ground water** throughout the floodplain, to eliminate this negative effect St. a qualified contractor will cap off individual wells per state regulations. Septic tanks will be removed per state regulations by the demolition contractor.

Any **explosive hazards** on project sites will be properly removed to eliminate threat to the environment and neighboring area.

Possible concentrated impacts in the floodplain include **temporary removal of vegetation** or **top soil** at the project site due to the necessary demolition activities. Upon completion of demolition the site will be inspected to determine the amount of grading. Upon completion of demolition, the site will be properly graded and permanently stabilized.

Demolition staging of vehicles and equipment may have a temporary remote impact on the project area due to fluids such as **fuel, hydraulic oil, and grease**. These negative impacts will be controlled by creating a staging area within a demolition site where fluid kits will be made available.

During the demolition activities, the perimeter of the property will be protected with appropriate sediment control barriers, a temporary construction entrance and clean-off pad will avoid the tracking of **sediment and debris** onto county roads.

Step 5 – Where practicable, design or modify the proposed action to minimize the potential adverse impacts to lives, property, and natural values within the floodplain and to restore, and preserve the values of the floodplain.

To minimize harm to floodplain the contractor will have a contained area on the project site designated for demolition staging. This area will have clean up kits available to protect the ground against contamination from fuel and construction equipment. This area will be cleaned up after the demolition activity is complete. After the demolition activity is complete, no fill will be required since the residential structures in the floodplain do not have basements. However, the demolition debris that will disturb the ground will be properly removed and disposed of to an appropriate land fill. The contractor shall follow St. Charles County Building and that State regulations in capping off wells and removing septic tank systems to prevent contamination to floodplain area. Upon completion of demolition, the sites will be inspected to determine the amount of grading and permanent stabilization needed to restore the property to its natural state. The site will be graded, if needed, to provide adequate, stable storm water drainage.

After the demolition activities, the sites will be restored to its natural state and preserved its value as much as possible. The demolition debris will be cleaned up and properly disposed of. The demolition staging area and all equipment will be removed and sites properly cleaned up. In order to return the sites to its natural state, siltation fence will be properly installed around the disturbed area; a small berm around the area using mulch will be place to prevent sediment run off from the site to the surrounding area. The sites will be properly graded and seeded. Upon permanent vegetation at a density that will prevent erosion, the temporary perimeter sediment controls will be removed from the site and properly disposed of.

Step 6 – Reevaluate the alternatives.

The project cannot be modified or relocated outside the floodplain. The demolition of the damaged structures in the floodplain is the main purpose of this project.

The project will remove flood damaged residential structures in the floodway and thereby reduce the number of individuals on flood insurance which will result in a reduction of flood losses and repetitive loss claims. It will also reduce the number of people living in the floodway which results in greater community safety by exposing less people to disasters.

Step 7 – Determination of no practicable alternative.

It is our determination that there is no practicable alternative for locating the project in the floodplain. The project proposes the removal of residential structures out of the floodplain to allow for natural flood flow.

Step 8 – Implement the proposed action.

Best management practices and mitigation measures will be taken to protect the floodplain. The properties will be purchased, and any future development of the properties will be subject to the ordinances in effect at that point in time.

The **Notice of Explanation** was published in St. Charles Business Journal on **April 03, 2023** detailing the reasons why the project must be located in the floodplain. The ad targeted local residents, including those in the floodplain. A copy of the published notification and affidavit of publication is in the attachment #5.8. The required 7 calendar days were allowed for public comment. No comments from the public have been received by St. Charles County.

## 6. AIRPORT HAZARDS (CLEAR ZONES AND APZ)

**No impact determination:** St. Charles County LVBOP project area is not located in designated Runway Protection Zones (RPZ), at civil airports, or Protection Zones (PZ) at military airfields and Accident Potential Zone (APZ) at military airfields. Among the potential 100 demolition sites, 4 parcels, which might be part of the program, are within 2,500 feet of the end of a civil airport runway. However, all structures will be demolished so there will be no impact.

Support documentation of listing of the airfields and their location was obtained from Civil NPIAS at [https://www.faa.gov/airports/planning\\_capacity/npias/current/2023\\_NPIAS\\_Appendix\\_A](https://www.faa.gov/airports/planning_capacity/npias/current/2023_NPIAS_Appendix_A) and [www.airnav.com/airports/](http://www.airnav.com/airports/) along with the map indicating the location of 4 airports indicating the proximity of the airports to proposed project sites all exceed 2,500 feet and 15,000 feet minimum distance requirements in the attachment #6.

<b>KSET</b>	<b>St Charles</b>	<b>St Charles County Smartt Airport</b>
<b>KSUS</b>	<b>St Louis</b>	<b>Spirit of St Louis Airport</b>
<b>KSTL</b>	<b>St Louis</b>	<b>St Louis Lambert International Airport</b>
<b>1H0</b>	<b>St Louis</b>	<b>Creve Coeur Airport</b>

## 7. ENDANGERED SPECIES

**No impact determination:** There will be no tree clearing and will have no new construction with this project. The impact that might occur during the demolition will be mitigated.

**Condition of Approval/Mitigation:** Work managers will be alert for nesting areas within 1500 meters of project activities and follow federal guidelines if eagle nests are seen; check for any karst features and make effort to protect groundwater in the project area; look for false aster that grows on the borders of marshes, lakes, oxbows, and sloughs; avoid entry of any cave inhabited by gray bats; manage to minimize erosion and runoff to the river; inspect equipment for invasive species before moving between project sites. MODOC recommendations are spelled out in the **Natural Heritage Review Report** in greater detail and provide internet sources for best management practices. St. Charles County will follow these recommendations to protect the environment and human health.

To conserve threatened and endangered species, a cover letter, project description, general location map, aerial views of the project and USGS maps were e-mailed to the agencies listed below. Copies of the letters with its enclosures are in the attachment #7.

<p>U.S. Fish &amp; Wildlife Service          ATTN: Karen Herrington  <a href="mailto:Ashley_riedel@fws.gov">Ashley_riedel@fws.gov</a>          Region 3 Ecological Field Office          101 Park DeVille Dr, Suite A          Columbia, MO 65203</p>	<p>MO Department of Conservation (MODOC)          2901 W. Truman Blvd., P.O. Box 180          Jefferson City, MO 65102          NaturalHeritageReview@mdc.mo.gov</p>
<p>Automatic response and follow up with G. Gonzales Wolf</p>	<p>Response received</p>

**MO Department of Conservation (MODOC) response letter dated February 9, 2023:** Natural Heritage Reviews are not ideal for projects at this scale; however, your automated report provides our general recommendations for protecting waterways and considerations for Bald Eagles/federally listed bats.

MODOC's Heritage Review Report indicate presence of bald eagle, gray bat, karst, decurrent false aster, pallid sturgeon.

**U.S. Fish & Wildlife Service response letter received February 7<sup>th</sup>, 2023** is in attachment #7 along with Summary of Species List.

### Summary of Species List - Missouri Ecological Services Field Office (official IPAC results)

1. There is a total of 10 threatened, endangered, or candidate species on the species list provided by the Species List provided by Missouri Ecological Services Field Office (attached). However, none of them are critical HABITAT for these species.
2. Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns. The following FWS National Wildlife Refuge Lands and Fish Hatcheries lie fully or partially within the project area:

<b>FACILITY NAME</b>	<b>ACRES</b>
BIG MUDDY NATIONAL FISH AND WILDLIFE REFUGE	1,358.315
MISSISSIPPI RIVER WILDLIFE MANAGEMENT AREA	4,163.629
TWO RIVERS NATIONAL WILDLIFE REFUGE	143.491

3. There are migratory birds of particular concern listed in the project location. It is recommended to use probability of presence information to tailor and schedule project activities to avoid or minimize impacts to birds (pages 4-6)

Based on this report, additional consultation requested from USFWS with the attached Section 7 Project Evaluation form since the demolition activities that include vegetation disturbance **may impact**. St Charles County expects that the project is **not likely to adversely affect** any listed species known from the area. County consulted with the USFWS and USFWS confirmed that the project will have "**no effect**".

## 8. WILD AND SCENIC RIVERS

**No impact determination:** National Wild & Scenic Rivers lists Eleven Point River as one federally-recognized wild and scenic river in the state of Missouri. In the attachment #9, is the information on Eleven Point River obtained from <https://www.rivers.gov/missouri.php> . Based on the information, the project sites are not within 1 mile of the Eleven Point River.

National park Service, Midwest Regional Office Hector Santiago, Regional Rivers Coordinator Environmental Compliance 601 Riverfront Drive Omaha, Nebraska 68102	
No response	

## 9. FARMLAND PROTECTION

**No impact determination:** The project does not involve new construction, acquisition, or disposition of agricultural land, pasture or forested land. Attachment #9 shows color photographs, aerial photos, farmland information of the project area

David Doctorian Regional Soil Health Specialist USDA Natural Resources Conservation Service (NRCS) <a href="mailto:david.doctorian@usda.gov">'david.doctorian@usda.gov'</a>	Rod Taylor Area Resource Soil Scientist USDA/Natural Resources Conservation Service (NRCS) 480 West Jackson Trail Jackson, Missouri 63755 Office (573) 755-6075 Cell (636) 222-3483 <a href="mailto:rod.taylor@usda.gov">rod.taylor@usda.gov</a>
Response received	Response received

E-mail received from Rod Taylor on February 13, 2023 indicated that NRCS does not find any adverse environmental impacts for the proposed project at this time.



## 10. WATER QUALITY (SOLE SOURCE AQUIFERS)

**No impact determination:** There are no sole source aquifers in the project area.

The EPA-designated sole source aquifers documentation is in Attachment #10, obtained from

<https://www.epa.gov/dwssa>

<https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356>  
b

## 11. EXPLOSIVE AND FLAMMABLE OPERATIONS

**TIER 2 Review is required:** The project is not itself the development of a hazardous facility, and it does not increase residential densities, does not involve conversion of non-residential land to residential land use, rehabilitation, new housing construction, or vacant buildings made habitable. Additionally, Tier 2 reviews will include assessments and identification of any above ground storage tanks (ASTs) or Isolated and Abandoned vehicles (Liquid reservoirs in cars) present on applicant parcels. Any ASTs or Isolated and Abandoned vehicles found will be abated and removed. The project is in compliance with explosive and flammable hazard requirements.

[UST Finder](#) shows that USTs available (Attachment #11.1) and according to [Environmental Site Tracking and Research Tool \(E-Start\)](#) none of these facilities has an ongoing or incomplete investigation or corrective action. The details are available in maps (Attachment #11.2, 11.3, 11.4, 11.5) The attachment #11.6 shows details on the Hazardous Substance Investigation and clean-up sites, where there are 3 active sites. For these sites, it is indicated that investigation or remedial action has not yet been performed or is currently in progress but not complete. However, Enforcement and Compliance History Online (ECHO) reports show that the facilities in these locations has no EPA violations.

## 12. AIR QUALITY

**No impact determination:** The project does not include new construction, and although it does involve land use changes from private to public, the proposed actions do not include the development of any type of facilities.

### **Condition of Approval/Mitigation:**

- all residential structures and buildings will be inspected for asbestos;
- a demolition notification will be submitted at least 10 days prior to the start date with a copy of the asbestos inspection;
- MO registered asbestos abatement contractor will remove asbestos if any is found, prior to demolition activities;
- there will be no burning of demolition or trade wastes.
- all wastes generated from the demolition of structures will be taken to a permitted sanitary landfill or transfer station for proper disposal;
- any ACM identified and determined to be nonfriable will be taken to a permitted landfill or transfer station for disposal;
- no waste will be buried onsite except for certified clean fill.

**Attainment Status:** There are six principal pollutants, that act as indicators of air quality in this country. The Clean Air Act calls them "criteria pollutants". The National Ambient Air Quality Standards (NAAQS) are the concentrations of these principal pollutants, above which, adverse effects on human health may occur. St. Charles County LVBOP project is located in an EPA-designated non-attainment/maintenance area for Fine Particle (PM-2.5) Emissions and Ozone Non-Attainment Area (Attachment 12.6).

According to the Environmental Protection Agency (EPA) information: The EPA Green Book provides detailed information about area National Ambient Air Quality Standards (NAAQS) designations, classifications and nonattainment status. Information is current as of the Green Book posted date and is available in reports, maps and data downloads. The list is downloaded from <https://www.epa.gov/green-book/green-book-data-download> (February2023), St Charles County is not listed in green-book.

The proposed demolition project will generate only short-term air nuisances due to the dust and odors generated from tearing down the residential structures during the demolition activities of flood damaged homes. Once the demolition activities are complete, there will be no further adverse air emissions produced by the finished project (Attachment 12.7).

### **Communications:**

U.S. EPA and MO DNR agencies have been contacted by St. Charles County for determination whether the project is in conformance with the SIP. A cover letter, project description, general location map, aerial views of the project and USGS maps and NEPA\_Assist\_Report were e-mailed to the agencies listed below. Copies of the letters with its enclosures are in the attachment #11.

MO Department of Natural Resources Waste and Recycling Program P.O. Box 176 Jefferson City, MO 65102 dnrwebcontact@dnr.mo.gov	MO Department of Natural Resources Air Pollution Control Program P.O. Box 176 Jefferson City, MO 65102 apcp.receptionist@dnr.mo.gov
MO Dept. of Natural resources Env. Quality - Rob Hunt P.O. Box 176, Director's Office Jefferson City, MO 65102-0176 AIR: apcp.receptionist@dnr.mo.gov	US EPA Region 7 11201 Renner Blvd. Lenexa, KS 66219 mailto:Tilley.amber@epa.gov
No response	No response

No response from U.S. Environmental Protection Agency, Region 7 has been received.

**Response from DNR:** The Department of Natural Resources (DNR) has responded to alert St. Charles County to the existence of state asbestos regulations regarding demolition and/or renovations of regulated structures. Information was provided on the environmental requirements associated with demolition and renovation projects associated with air pollution issues, solid waste issues, and fire training issues. The proposed demolition project will generate only short-term air nuisances due to the dust and odors generated from tearing down the residential structures during the demolition activities of flood damaged homes. Once the demolition activities are complete, there will be no further adverse air emissions produced by the finished project.

**13. CONTAMINATION AND TOXIC SUBSTANCES**

**TIER 2 Review is required:** TIER 2 site visits required to assess and abate the presence of individual wastewater systems, lead based paint (LBP), asbestos, chemicals, solvents, poisons, oil containers, or any other potential sources of contamination and toxic substances that may be found on applicant parcels. Any sources of contamination found will be abated and removed in accordance with County building codes and State Department of Health regulations.

MO-DNR agencies have been contacted by St. Charles County for determination whether the project is in conformance with the SIP. A cover letter, project description, list of property addresses, general location map, aerial views of the project and surrounding properties, photographs of each residential structure on properties, and USGS maps were mailed to the agencies listed below via e-mail dated February 6, 2023 and March 27, 2023. Copies of the letters with its enclosures are in the attachment #13.

MO Department of Natural Resources Waste and Recycling Program P.O. Box 176 Jefferson City, MO 65102 dnrwebcontact@dnr.mo.gov	
MO Dept. of Natural resources Env. Quality - Rob Hunt P.O. Box 176, Director’s Office Jefferson City, MO 65102-0176 AIR: apcp.receptionist@dnr.mo.gov	US EPA Region 7 11201 Renner Blvd. Lenexa, KS 66219 mailto:Tilley.amber@epa.gov
No response	No response

Department of Natural Resources response letter dated March 12, 2012 (Received March 16, 2012) is in the attachment #13. The Department of Natural Resources has responded to recommend disposal of any household hazardous (HHW) waste prior demolition at a HHW permanent collection facility. The department also recommends use of best practices for preserving water resources by contacting the Army Corps of Engineers. The response letter also addresses abatement of asbestos containing materials. The department states that contractors must ensure that only clean fill is buried on-site.

Attachment #13.8 NEPAAssist report (Attachment #13.8) demonstrate that there is one toxic release site and air pollution site: Ameren, Mo Sioux Energy Center (Attachment #13.9, Attachment313.).

<b>Hazardous Waste (RCRA Info)</b>	<b>ECHO Report</b>
Ameren Missouri Sioux Energy Center	Violation w/in one year
Peruque Creek Tank Site Epa Rvii	No violation identified
St Charles City Phase II Ms4	No violation identified
Riverside Harbor	No violation identified
South Shore Marina	No violation identified
Lake Center Marina	Inactive
Woodland Marina	No violation identified
St. Charles County Smartt Airfield	No violation identified

St Louis Engine	No violation identified
Palisades Yacht Club	No violation identified
Hampton Amusement Rides	No violation identified
Corps Of Engineers Rivers Project	No violation identified
Lewis & Clark Sawmill	No violation identified
D&S Hauling & Demolition	No violation identified
Confederate Airforce Mo Wing	No waste code and ECHO report
Property Of City Of St Charles	LEAD – No ECHO report

The NEPAssist Website also returned water discharge sites, and hazardous waste sites within the Voluntary Housing Buyout Program project area. Other than Ameren there is no violation identified based on ECHO reports in these hazardous waste sites. Ameren has a violation. Since the LVBOP project involves strictly demolition activities to remove the vacant structures from these locations, there will not be a hazard to health and safety of occupants and the project is in compliance with environmental regulations.

The project sites are not an EPA Superfund (CERCLA) site or within 1 mile of a Superfund Site. Weldon Spring Former Army Ordnance Works and Weldon Spring Quarry/Plant/Pitts are the two sites within St. Charles County that are listed under National Priority List for sites in the Midwest found at <https://www.epa.gov/fedfac/national-priorities-list-sites>. These two sites are not close to the project site:

Site Name	Region	State	City	Type	NPL Status	Agency
<a href="#">Weldon Spring Former Army Ordnance Works</a>	7	Missouri	St. Charles	NPL	FINAL	US Army
<a href="#">Weldon Spring Quarry/plant/pits (USDOE/ARMY)</a>	7	Missouri	St. Charles	NPL	FINAL	Department of Energy

The project site is also marked on the (**EPA’s EJView Report** Attachment 13.14) that shows the project sites’ proximity to water dischargers (PCS), air emissions (AFS), Superfund (CERCLIS), toxic releases (TRI), brownfields (ACRES), and hazardous waste (RCRAInfo).

Project site is not located within 3,000 feet of a toxic or solid waste landfill site. **DNR Hazardous Waste Map** indicate the location of project sites in proximity to toxic or solid waste landfill sites in attachment #13.

The project entails demolition activities only, no new construction is planned, and open space is the intended use of the project sites. The potential project sites are in close proximity to the Missouri River; they utilize septic tanks and private wells. The volume of project area will result in minor discharge of fill material within the water bodies. Wetland's protection section addresses the effect of the project on any waterways. Staging equipment will be in a designated area with clean up kits available to prevent contamination from activities.

All septic tanks will be properly collapsed, and demolished. Wells will also be properly capped off as a part of the demolition activities. The project will require plugging of wells per criteria described in DNR Division 23, Chapter 23 – Well Construction Code (10 CSR 23-3.110).

### **Water Protection - DNR Comments**

#### Best Management Practices

Best management practices should be utilized during project activities to limit the amount of sediment and other pollutants entering waters of the state, and to protect the water's chemical, physical, and biological characteristics. These practices include, but are not limited to, conducting work during low flow conditions whenever possible, keeping heavy equipment out of the water, and taking all necessary precautions to avoid the release of fuel or other waste products to streams and other waters. In addition, the Department encourages the preservation of existing riparian or buffer areas around each water resource to limit the amount of sediments or other pollutants entering the water. Any stream banks, riparian corridors, lake shores, or wetlands denuded of vegetation should be stabilized and re-vegetated as soon as is practicable.

#### Permitting Obligations

Clean Water Act Sections 401 and 404:

A Clean Water Act Section 404 Permit Authorization from the U.S. Army Corps of Engineers (USACE), and Section 401 Water Quality Certification from the Department may be required for projects that have the potential to discharge fill or dredged material into a jurisdictional water of the United States. More information about these permits can be found at the following links. <https://www.epa.gov/cwa-404/section-404-permit-program>

<https://dnr.mo.gov/water/business-industry-other-entities/permits-certification-engineering-fees/section-401-water-quality?order=title&sort=asc>

If discharge into water has occurred, or will occur, project personnel should immediately contact the appropriate USACE District (link below) and the Department's Operating Permits Section at 573-522-4502 for more information.

<http://www.mvr.usace.army.mil/Portals/48/docs/regulatory/MORegBound.pdf>

#### Land Disturbance

Acquisition of a Section 401 Certification should not be interpreted to mean that the requirements for other permits are replaced or superseded, including Clean Water Act Section 402 National Pollutant Discharge Elimination System Permits. Work disturbing an area of one acre or more requires issuance of a land disturbance permit prior to any earth work. Disturbance to valuable resource waters, including springs, sinkholes and losing streams, could require additional conditions or a site-specific permit.

Information and application for online land disturbance permits are located at <https://dnr.mo.gov/water/business-industry-other-entities/permits-certification-engineering-fees/stormwater/construction-land-disturbance>. Questions regarding permit requirements may be directed to the appropriate Department Regional Office <https://dnr.mo.gov/about-us/division-environmental-quality/regional-office>.



## 14. ENVIRONMENTAL JUSTICE

**No impact determination:** Environmental impacts to people of low-income and minority status resulting from the proposed project and mitigation measures is not likely to raise environmental justice issues.

The EJSCREEN Report for the project is included in Attachment 14 and notes that the project site rates high in the following environmental indexes for national percentiles:

- Ozone
- Air Toxics Cancer Risk
- Superfund Proximity
- Hazardous Waste Proximity

The report also notes that there are currently no Superfund sites and nine (9) hazardous waste treatment, storage, or disposal facilities located within the EJSCREEN search area. Because this project does not involve the construction or reconstruction, but rather property acquisition and removal of structures to support individuals who have become displaced by the disaster, there is no environmental justice impact.

Maps in the Attachment #14.5 show the census demographics by blockgroups for the distribution of residents below poverty in the project area. The Attachment #14.2 shows EJSCREEN ACS summary report for demographics of the project site.

## 15. NOISE CONTROL

**No impact determination:** Temporary noise will be generated by trucks and the demolition activities in residential areas. The demolition activities will take place during the day hours and will be short term, limited to the length of time the demolition activities take place.

## 16. COASTAL ZONE MANAGEMENT






There are no coastal zones in Missouri, no action required. Coastal Zone Management map from <http://coastalmanagement.noaa.gov/mystate/welcome.html>.

## 17. ADDITIONAL ENVIRONMENTAL FACTORS

The maps provided for this section is in Attachment #17:


















1. Master Plan 2030 Future Land Use
2. Current Land Use 2022
3. Zoning
4. Demographic Analysis
5. Facilities, Transportation, Parks

Name















-  1. Master Plan 2030 Future Land Use
-  2. Current Land Use 2022
-  3. Zoning
-  4. Demographic Analysis
-  5. Facilities, Transportation, Parks

## 18. ADDITIONAL INFO ON SUPPORTING DOCUMENTS

1. All Attachments with the following content can be accessed from:

Name	Date modified
 Attachment #1 Historic Preservation - SHPO	3/29/2023 11:00 AM
 Attachment #2 Historic Preservation - TRIBES	3/31/2023 9:09 AM
 Attachment #3 Flood Insurance	3/29/2023 11:05 AM
 Attachment #4 Floodplain	3/29/2023 10:54 AM
 Attachment #5 Wetlands	4/7/2023 3:25 PM
 Attachment #6 Airports	3/31/2023 12:47 PM
 Attachment #7 Endangered	4/5/2023 10:56 AM
 Attachment #8 Rivers	3/31/2023 9:20 AM
 Attachment #9 Farm	3/29/2023 1:08 PM
 Attachment #10 Sole Source Aquifer	3/29/2023 2:52 PM
 Attachment #11 Explosive	4/7/2023 11:37 AM
 Attachment #12 Air	4/7/2023 3:03 PM
 Attachment #13 Contamination	4/7/2023 12:52 PM
 Attachment #14 Env. Justice	4/5/2023 11:03 AM
 Attachment #17 Additional Environmental Factors	4/3/2023 4:06 PM
 Attachment A EA all reports, project info	4/5/2023 11:04 AM
 Attachment B - Consultation List & Responses	4/4/2023 3:20 PM


















2. Attachment A EA all reports, project info content:

Name
 Best practices
 0. Project Info (topo, firm, township-section index maps)
 1. DNR-St. Charles County Demolition Comments 2023-03-03
 2. MDC_natural Heritage Review-project_report_cdbg_dr4451_st_charle_56420_57712_FINAL 02.07.23
 3.NEPAssist Report Final & details
 4a. Farmland_Classification -West
 4b. Farmland_Classification -East
 5. Species List_ Missouri Ecological Services Field Office
 6. IPaC_ Explore Location resources
 7. National Environmental Public Health Tracking Network - CDC - Info By Location
 8. DNR E-START
 FIRM_Maps
 Project Location Maps
 topo_maps

### 3. Attachment B - Consultation List & Responses content:

Name

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-  0A. Agencies Contacted\_Response Summary
-  0B. DED Distribution List 3.8.21
-  1.6. Section106 Response - 043-SC-23 0851 Unable to Comment
-  2.9. Comments of Quapaw Nation
-  2.10. Comments of the Miami Tribe of Oklahoma
-  2.14. Comments of Osage Nation 2223-4916MO-2 NEPA CRS
-  3.2. SEMA-participation in FIP
-  4.7. DNR-Response - St. Charles County Demolition Comments 2023-03-03
-  5.4. USACE Response\_St Charles County\_Feb 2023
-  7.2. MDC Natural Heritage Review \_project\_report\_cdbg\_dr4451\_st\_charle\_56420\_57712\_FINAL 02.07.23
-  7.3. MDC Response 1 - RE\_CDBG-DR4451 ST. Charles County, MO - Local Voluntary Buyout Program (LVBOP)-MDC Review Request
-  7.4. MDC Response 2 - RE2\_CDBG-DR4451 ST. Charles County, MO - Local Voluntary Buyout Program (LVBOP)-MDC Review Request
-  7.11. USFWS Response 1\_Species List\_ Missouri Ecological Services Field Office
-  7.12. USFWS Response 2 Additional Consultation 1 - RE\_[EXTERNAL] CDBG-DR4451 ST\_ Charles County\_ MO - Local
-  9.6. NRCS Response
-  12.6. NEPAassist Report Final & details
-  12.8. National Environmental Public Health Tracking Network - CDC - Info By Location