



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. LOUIS DISTRICT
1222 SPRUCE STREET
ST. LOUIS, MISSOURI 63103-2833

25 August 2023

Reply to:

U.S. Army Corps of Engineers
St. Louis District
Environmental Planning and Compliance Section (PD-C)
1222 Spruce Street
St. Louis, MO 63103-2833

Dear Sir or Madam:

The St. Louis District, U.S. Army Corps of Engineers (USACE) has prepared a draft Environmental Assessment (EA) with unsigned Finding of No Significant Impact (FONSI) to evaluate the acquisition of property for the expansion, safety, and security of the USACE Service Base in St. Louis City, Missouri.

Under the National Environmental Policy Act of 1969, as amended, the St. Louis District is distributing this letter to notify concerned agencies, interest groups, and individuals of the proposed project and to solicit comments from those persons or organizations who may be interested in or affected by the project. The FONSI is unsigned and would only be signed after comments received as a result of this public review have been considered. The electronic version of draft EA and unsigned FONSI are available online at:

<http://www.mvs.usace.army.mil/Missions/ProgramsProjectManagement/PlansReports.aspx>

The St. Louis District of the U.S. Army Corps of Engineers is proposing to acquire land and/or easements near the existing Service Base property. The acquisition of land by the U.S. Army Corps of Engineers from the current property owner(s) is needed to increase the safety of the USACE Service Base occupants and facilities by providing a second ingress / egress which is necessary in case of an emergency (i.e., access by medical or fire services). Additional land would also allow for the expansion of the USACE Service Base facility in order to adequately accommodate all occupants, including the increased U.S. Coast Guard component. Furthermore, the Service Base is centrally located and has support capabilities which are integral to flood fighting, storage, and staging of emergency management materials and equipment. Additionally, it would increase facility and occupant security by allowing for the enhancement of the perimeter protection system.

Please provide any comments you may have regarding this project to Teri Allen of the Environmental Compliance Section, at the address above (ATTN: Teri Allen), or via **e-mail** to Teri.C.Allen@usace.army.mil. Please send any comments to the email contact. **In order for comments to be considered prior to a final decision being made, they must be received by this office by close of business on 25 September 2023.**

Sincerely,

Teri C. Allen, Ph.D.
Chief, Environmental Compliance Section

DRAFT ENVIRONMENTAL ASSESSMENT WITH FINDING OF NO SIGNIFICANT IMPACT

Proposed Land Acquisition
U.S. Army Corps of Engineers Service Base
St. Louis City, Missouri



August 2023

U.S. Army Corps of Engineers St. Louis District
Regional Planning & Environmental Division North (CEMVP-PD-C)
1222 Spruce Street, Suite 3.302
St. Louis, Missouri 63103-2833



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DRAFT ENVIRONMENTAL ASSESSMENT

Proposed Land Acquisition - U.S. Army Corps of Engineers Service Base St. Louis City, Missouri

1 INTRODUCTION

This document is an Environmental Assessment (EA) with an attached unsigned Finding of No Significant Impact (FONSI) for land acquisition and by the Department of the Army, U.S. Army Corps of Engineers. The purpose of this EA is to evaluate potential environmental impacts of the proposed land acquisition and management, determine if the environmental impacts rise to the level of significant, and to serve as a record of interagency coordination for the proposed actions.

1.1 Project Location

Land proposed to be acquired is located on Cherokee Street in St. Louis Missouri, and is currently owned by Anheuser-Busch Companies, Inc. The property encompasses approximately 1.89 acres and is approximately 2.5 miles south of downtown St. Louis, adjacent to the right descending bank of the Mississippi river at approximately River Mile 176.5. It borders the southwest portion of the USACE Service Base property (Figures 1-3). USACE may also request an easement for maintenance and security on land currently owned by GLG, LLC.

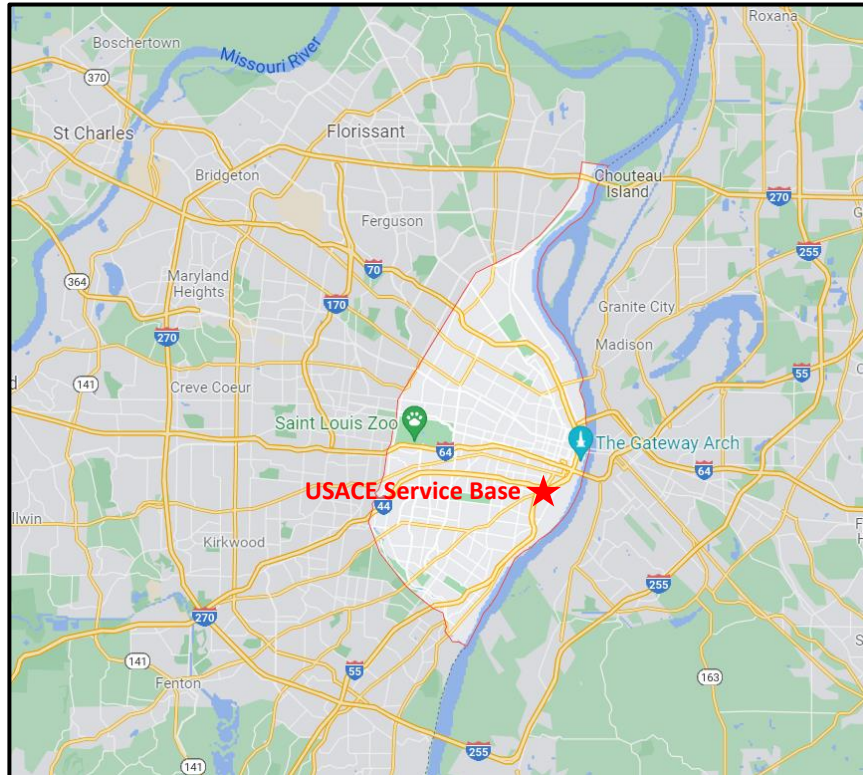


Figure 1. Vicinity map of U.S. Army Corps of Engineers Service Base, St. Louis, Missouri.

1.2 Project Purpose and Need

The purpose of the project is to acquire land and/or easements near the existing Service Base property. The acquisition of land by the U.S. Army Corps of Engineers (USACE) from the current property owner is needed to increase the safety of the USACE Service Base occupants and facilities by providing a second ingress / egress which is necessary in case of an emergency (i.e., access by medical or fire services). Additional land would also allow for the expansion of the USACE Service Base facility in order to adequately accommodate all occupants, including the increase in the U.S. Coast Guard component. Furthermore, the Service Base is centrally located and has support capabilities which are integral to flood fighting, storage, and staging of emergency management materials and equipment. Additionally, it would increase facility and occupant security by allowing for the enhancement of the perimeter protection system (Figure 2).

1.3 Project Authorization

The Service Base was authorized as a transfer from the Quartermaster Corps (War Department) in 1882. The authorization for the acquisition of Tracts 6 and 7 came from Public Act No. 520, 71st Congress, approved 3 July 1930 and the War Department Civil Appropriation Act of 1943.

2 ALTERNATIVES CONSIDERED

Due to the nature of the proposed action, the only alternatives considered in this Environmental Assessment include the No Action Alternative and the Land Acquisition Alternative.

2.1 Alternative 1 – No Action

The No Action Alternative assumes that the proposed real estate land acquisition and/or easement between the U.S. Army Corps of Engineers and current landowners would not be realized. Under this alternative, the U.S. Army Corps of Engineers Service Base would not obtain the land and/or easements and would not meet its needs for safety, security, and expansion.

2.2 Alternative 2 – Land Acquisition

Under this alternative, USACE would acquire the property contiguous with the federally owned and USACE managed Service Base from the current landowner (Anheuser-Busch; AB), and may secure a 10-15 foot easement for maintenance and security along another property currently owned by GLG, LLC (GLG) which is across Cherokee Street from the AB property. The GLG site is approximately 3.84-acres and is located between Potomac Street and Zepp Street at its terminus with the floodwall.

2.3 Tentatively Selected Plan

The Tentatively Selected Plan is Alternative 2 – Land Acquisition. The AB property is a vacant lot with small trees, shrubs, and some thickly vegetated areas, directly adjacent to the existing Service Base. The property gently slopes from the floodwall on the east to the rail yard on the west. Review of land use maps reveal that the AB property has been adjacent to a rail yard since the 1930's and within an industrial area since the 1940's. The GLG property is bounded on the southeast by the floodwall, on the northeast by Zepp Street, on the southwest by the Valvoline Oil Company facility, and on the northwest by railroad tracks and a trucking facility. The GLG property which adjoins the AB property to the south is currently a vacant lot. Based on historic records, the GLG property was used as a tank farm from the 1940's until 1998. The site is overgrown with small trees and shrubs.

These real estate transactions would enhance land use efficiencies by supporting the expansion of the USACE Service Base facility for existing occupants; providing storage for emergency management supplies and equipment; and would improve safety and security of the facility and occupants by providing a second means of ingress / egress as well as additional perimeter protection. Acquisition of this property best supports federal and private interests.

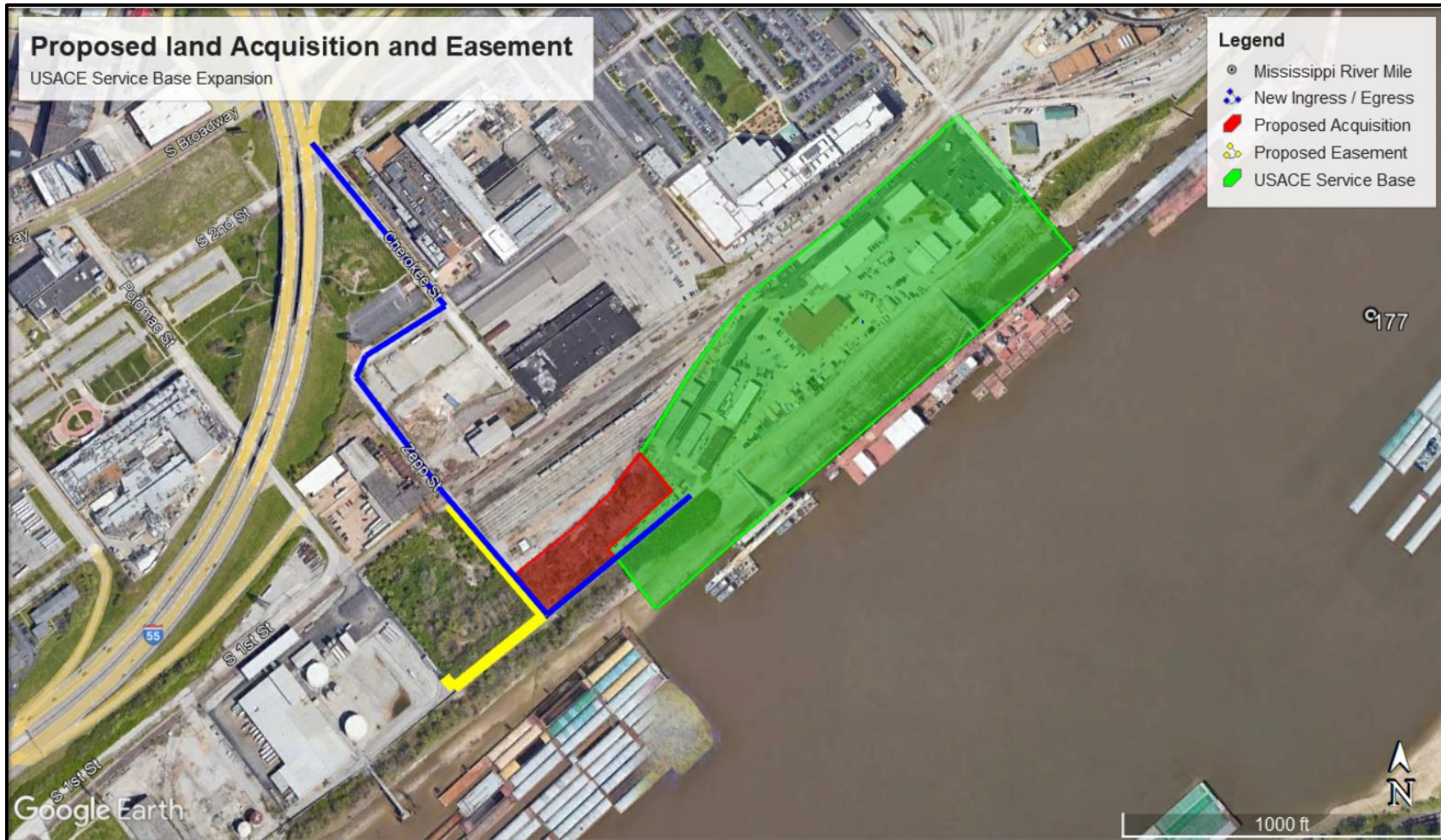


Figure 2. Location of existing USACE Service Base and proposed land acquisition and easement parcels.

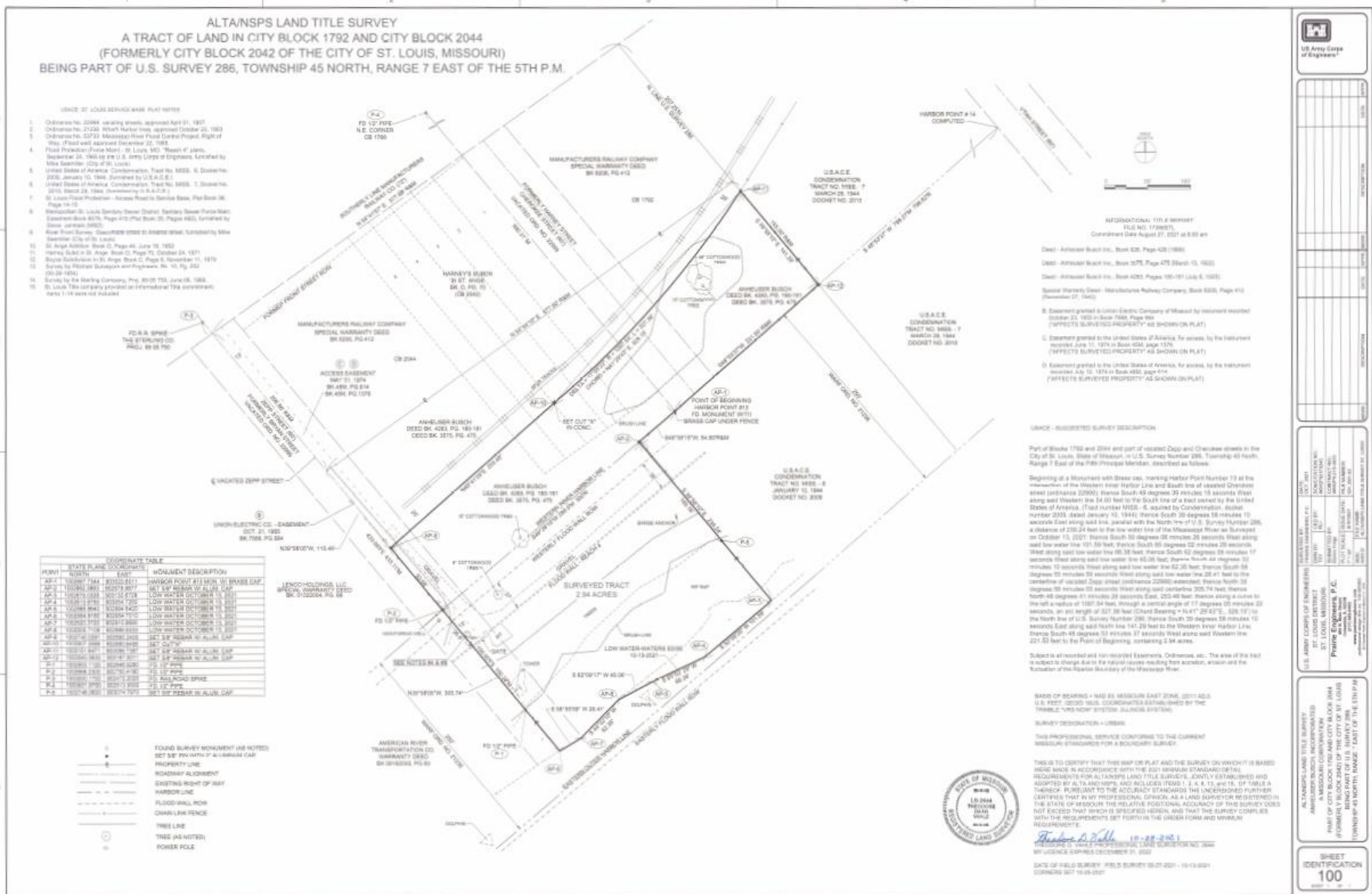


Figure 3. Survey of property proposed for acquisition, St. Louis City, Missouri.

3 AFFECTED ENVIRONMENT AND ENVIRONMENTAL IMPACTS

3.1 Topography and Geology

The land to be acquired is located adjacent to the existing USACE property in the City of St. Louis, Missouri, and consists of relatively flat land, with elevations in the mid-400 foot range. Limestone and dolomite of the Mississippian epoch underlies the area and much of the city is a karst area, with numerous sinkholes and caves, although most of the caves have been sealed shut; many springs are visible along the riverfront. Significant deposits of coal, brick clay, and millerite ore were once mined in the city, and the predominant surface rock is St. Louis Limestone.

Alternative 1 – No Action (Future without Project) – Under the No Action Alternative, no changes to topography or geology would occur.

Alternative 2 – Land Acquisition – No substantial changes to topography or geology are anticipated due to the proposed land transactions. The ground surface would be graded to a level surface and overlaid with 6-inches of gravel.

3.2 Aesthetics

The vegetation as viewed from the river is aesthetically pleasing to many individuals, but the view is largely blocked by the floodwall. The dumped trash, used tires, accumulated litter and refuse, and used syringes and condoms scattered throughout the unsecured area is not generally thought to be aesthetically enjoyable.

Alternative 1 – No Action (Future without Project) – Under the no Action Alternative, USACE would not acquire or maintain the adjacent property. The aesthetic value may increase or decrease dependent upon property owner upkeep.

Alternative 2 – Land Acquisition – Under the land acquisition alternative, the aesthetics would change from that of an overgrown vacant lot to a gravel lot utilized by Service Base occupants. The aesthetics would be consistent with the overall St. Louis Harbor appearance.

3.3 Land Cover

The parcel currently owned by Anheuser-Busch consists primarily of previously developed urban land overgrown with brush, shrubs, small diameter trees, invasives (primarily autumn olive and bush honeysuckle), and one large cottonwood tree. The parcel currently owned by GLG, LLC is also a previously developed site now primarily overgrown with brush, shrubs, and invasive species.

Alternative 1 – No Action (Future without Project) – Under the no Action Alternative, USACE would not acquire or maintain the properties. Land cover may change dependent upon property owner use of the land.

Alternative 2 – Land Acquisition – Land cover on the property currently owned by Anheuser-Busch Companies, Inc., would be converted from an overgrown vegetated site to a gravel lot utilized by Service Base occupants. A portion of the land currently owned by GLG, LLC would also be transitioned from a vegetated to an unvegetated state to enhance site safety and security.

3.4 Noise

Inadequately controlled noise presents a risk for adverse impact to human and animals. Sound is measured in decibels (dB). A whisper is about 30 dB, normal conversation is about 60 dB, and a motorcycle engine running is about 95 dB (Figure 4). Noise above 70 dB over a prolonged period of time may start to damage your hearing. Loud noise above 120 dB can cause immediate harm to your ears. The U.S. Environmental Protection Agency (EPA) and the World Health Organization (WHO) recommend maintaining environmental noises below 70 dBA over 24-hours (75 dBA over 8-hours) to prevent noise-induced hearing loss. Furthermore, The National Institute for Occupational Safety and Health (NIOSH) has recommended that all worker exposures to noise should be controlled below a level equivalent to 85 dBA for eight hours to minimize occupational noise induced hearing loss (Occupational Safety and Health Administration, 2022).

Alternative 1 – No Action (Future without Project) – In the absence of the land acquisition, noise levels may increase or decrease dependent upon property owner activities.

Alternative 2 – Land Acquisition– Minimal changes to ambient noise levels are anticipated due to the proposed land acquisition. The activities currently ongoing at the Service Base would continue to occur over the extended area.

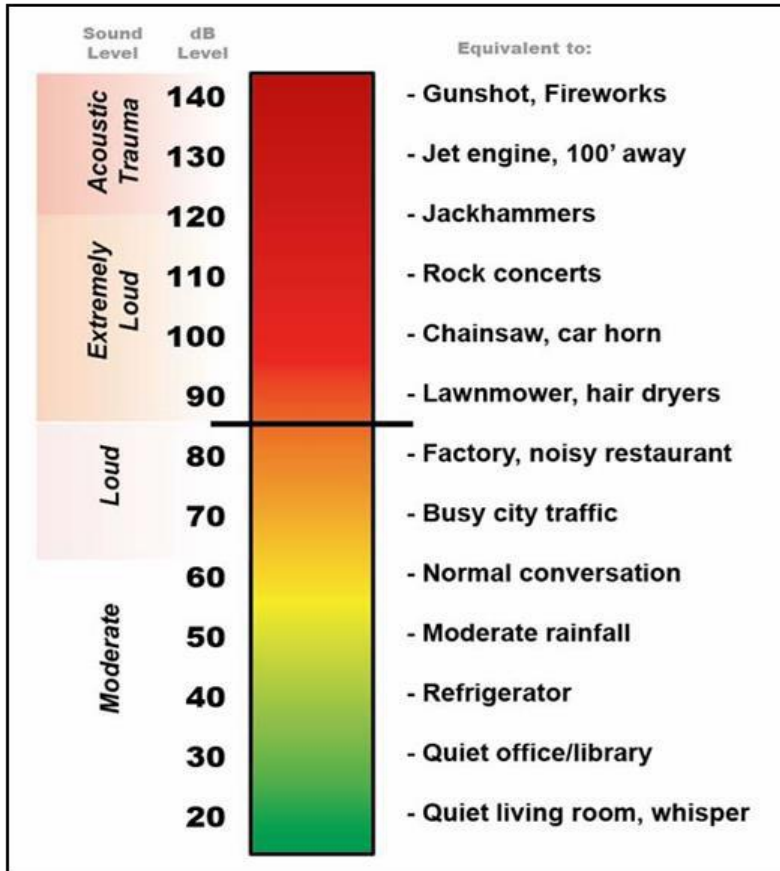


Figure 4. Examples of the sound level and decibel (dB) level of various sources.

3.5 Water Quality

The goal of the federal Clean Water Act (33 U.S.C. §1251 et seq.), is to restore and maintain the chemical, physical, and biological integrity of the Nation's waters. The USACE Service Base sits on the west bank on the Mississippi River. The water quality of the Mississippi River in the vicinity of river miles 176-177 are not included as Section 303(d) Listed Waters by the state of Missouri (<https://dnr.mo.gov/document-search/2022-proposed-303d-list-epa-approval>).

Alternative 1 – No Action (Future without Project) – In the absence of the land acquisition, impacts to water quality may increase or decrease dependent upon property owner activities.

Alternative 2 – Land Acquisition – No changes to water quality are anticipated due to the proposed land acquisition.

3.6 Air Quality and Greenhouse Gas

The Clean Air Act of 1963 requires the U.S. Environmental Protection Agency (USEPA) to designate National Ambient Air Quality Standards (NAAQS). The USEPA has identified standards

for six criteria pollutants: ozone, particulate matter (PM₁₀ = less than 10 microns; and PM_{2.5} = less than 2.5 microns in diameter), sulfur dioxide, lead, carbon monoxide, and nitrogen dioxide. The city of St. Louis, MO is currently considered as in attainment for current air quality standards with the exception of 8-Hour Ozone (2015)

(<https://www3.epa.gov/airquality/greenbook/ancl.html#MO>).

Executive Order 14008 - Tackling the Climate Crisis at Home and Abroad, requires that federal decisions consider the effects of greenhouse gas emissions.

Alternative 1 – No Action (Future without Project) – Under the no Action Alternative, USACE would not acquire or maintain the properties. Air quality and greenhouse gas emissions may increase or decrease dependent upon property owner use of the land.

Alternative 2 – Land Acquisition – Expansion of the USACE Service Base is not anticipated to involve an increase in activities, but rather provide less restrictive storage space. No more than *de minimis* changes to air quality and greenhouse gas emissions are anticipated due to the proposed land acquisition.

3.7 Recreation

The land currently owned by AB and GLG are private, and are therefore not managed for recreation. Due to the industrial nature of the area, it is highly unlikely that the properties would be utilized for recreation.

Alternative 1 – No Action (Future without Project) – No changes to recreation are anticipated as a result of the No Action alternative.

Alternative 2 – Land Acquisition – Under the land acquisition alternative, USACE proposed to use the land for storage. This would have no impact on recreation.

3.8 Traffic and Roadways

Access to the properties currently owned by AB and GLG is facilitated by network of roadways located in the city of St. Louis, MO. The properties are bisected by Cherokee St. / Zepp St. (Figure 2). The roadways are not heavily used due to their termination at the floodwall and the vacancy of the land.

Alternative 1 – No Action (Future without Project) – No changes to traffic or roadways are anticipated as a result of the No Action alternative.

Alternative 2 – Land Acquisition – Under the land acquisition alternative, USACE proposed to utilize Cherokee St. / Zepp St. to increase the safety of the USACE Service Base occupants and

facilities by providing a second ingress / egress which is necessary in case of an emergency (i.e., access by medical or fire services). Additionally, perimeter security would be installed and maintained. In contrast, the proposed use of the site is anticipated to deter those using the area as an illegal dumping ground for waste and debris. No adverse impact to local traffic or roadways is anticipated.

3.9 Socio-Economics and Demographics

According to 2022 census data for St. Louis, Missouri, there were approximately 286,578 residents in the city. The population was approximately 46.3% White, 44.8% Black, 0.3% American Indian or Alaska Native, 3.4% Asian, 4.0% two or more races, and 4.2% Hispanic or Latino. The median household income was \$48,751. The median value of owner-occupied housing units was \$153,200. Approximately 19.6% of the population live below the poverty line (<https://www.census.gov/quickfacts/fact/table/stlouiscitymissouri/PST045222>). This is above the 2021 national poverty rate of 11.6%. There are no residential properties among the parcels proposed for acquisition or easement.

Alternative 1 – No Action (Future without Project) – No changes to socio-economics or demographics are anticipated due to the No Action Alternative.

Alternative 2 – Land Acquisition – No changes to socio-economics or demographics are anticipated due to the proposed land acquisition.

3.10 Environmental Justice

Environmental justice refers to fair treatment of all races, cultures, and income levels with respect to development, implementation and enforcement of environmental laws, policies, and actions. Environmental Justice Analysis applies to both minority and low-income populations. For the analysis of Environmental Justice, minority populations are defined as any person who is Black, Hispanic, Asian American, American Indian, or Alaskan Native. Environmental justice analysis was developed following the requirements of:

- Executive Order 12898 ("Federal Actions to Address Environmental Justice in Minority Population and Low-Income Populations," 1994)
- "Department of Defense's Strategy on Environmental Justice" (March 24, 1995).
- Executive Order 14008 ("Tackling the Climate Crisis at Home and Abroad," 2021; the Justice40 Initiative).

The above directives mandate that federal agencies identify and address, as appropriate, disproportionately high and adverse human health, or environmental effects of proposed projects on minority and low-income populations. United States census data from 2022 were utilized for

analyzing Minority and low-income populations within the study area. Data are included above in Section 3.9 – Socio-Economics and Demographics.

Per Executive Order 14008, the Justice40 Initiative recommends a goal of 40 percent of certain Federal investments should flow to disadvantaged communities to achieve the overall benefits of the initiative. According to the Climate and Economic Justice Screening Tool (CEJST), the census tracts surrounding and making up the USACE Service Base are considered disadvantaged communities because they meet at least one burden threshold AND the associated socioeconomic threshold (U.S. Census Tract 29510124600, Figure 5). Burden thresholds in the area include: climate change, energy, health, housing, legacy pollution, workforce development AND low income. Additionally, the tract has a population of 1,851 individuals of which 77% are identified as minority.

Alternative 1 – No Action (Future without Project) – Under the No Action Alternative, adverse or beneficial changes to socio-economics or demographics may occur depending upon property owner activities.

Alternative 2 – Land Acquisition – The USACE Service Base proposes to use the acquired land to provide a second means of ingress/egress for improved safety and maintenance of a secure perimeter. No residences, businesses, or neighborhoods would be adversely impacted. Traffic is not anticipated to increase, but would simply have an auxiliary access two blocks from the existing entry/exit location. No changes to socio-economics or demographics are anticipated due to the proposed land acquisition. There was no existing human habitation observed during site visits. The Land Acquisition Alternative would not result in disproportionately high and adverse human health or environmental effects to minority or low-income populations, or disadvantaged communities, or cause other Environmental Justice concerns.

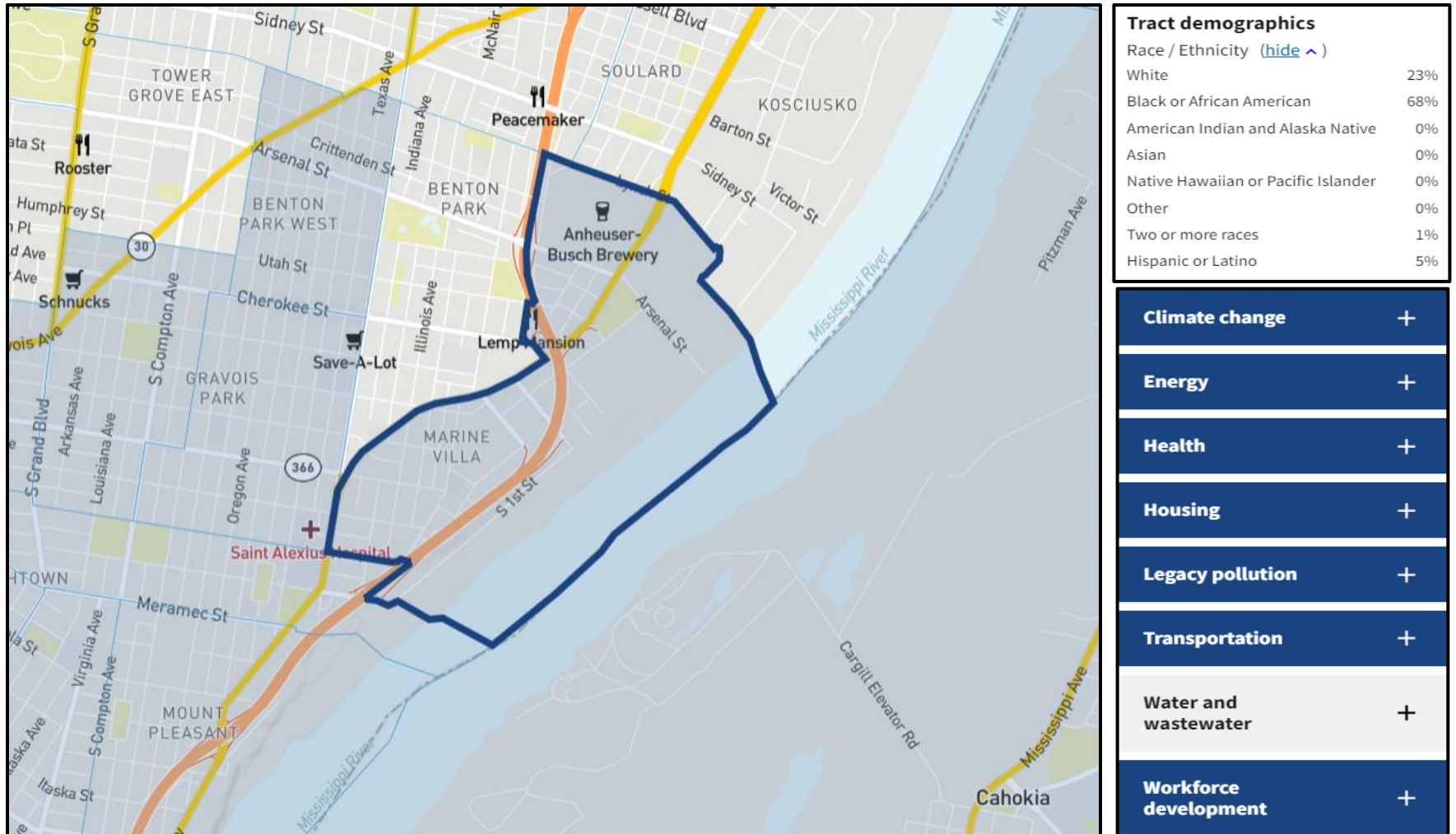


Figure 5. Image showing boundaries of census tract 29510124600 along with environmental justice concerns (CEJST website).

3.11 Hazardous, Toxic, and Radioactive Water (HTRW)

The U.S. Army Corps of Engineers regulations (ER-1165-2-132, ER 200-2-3) and District policy requires procedures be established to facilitate early identification and appropriate consideration of potential hazardous, toxic, or radioactive waste (HTRW) in feasibility, preconstruction engineering and design, land acquisition, construction, operations and maintenance, repairs, replacement, and rehabilitation phases of water resources studies or projects by conducting HTRW Initial Hazard Assessments (IHA). USACE specifies that these assessments follow the process/standard practices for conducting Phase I Environmental Site Assessments (ESA) published by the American Society for Testing and Materials (ASTM). This assessment was prepared using the following ASTM Standards:

- E1527-21: Standard Practice for Environmental Site Assessments – Phase I Environmental Site Assessment process
- E1528-06: Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (interview questionnaires)
- E2247-16 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property

The purpose of a Phase I ESA is to identify, to the extent feasible in the absence of sampling and analysis, the range of contaminants (i.e. recognized environmental conditions or RECs) within the scope of the U.S. Environmental Protection Agency’s (EPA) Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. Current policy is to avoid known HTRW sites. The Phase I ESA reported RECs, historical RECs, and potential RECs in connection with these properties. The majority of these HTRW concerns were on or adjacent to the GLG property. Thus, USACE St. Louis District decided to not pursue acquisition of the GLG property.

Given the nature of the potential REC identified for the AB property, USACE pursued the execution of a Phase II ESA, which focused on potential heavy metal contamination from a historical sandblasting operation near the northwestern border of the parcel. Phase II sampling occurred on 6 and 12 July 2022, and found the site conditions to be stable. The Phase II ESA found that high metal concentrations were present and exceeded the Missouri Risk-Based Corrective Action (MRBCA) and EPA screening levels throughout the upper soil layer of the AB property. The presence of metals in the soil were not unexpected at the Anheuser-Busch property. The USACE intended use of this property would include parking, storage, green space, and perimeter security. In order to accomplish these goals USACE proposes to remove much of the vegetation, minimally regrade the area, and initially cover the area with rock gravel for parking and storage purposes. Soil material from the AB Property would not be removed from the site, but regraded, and covered with rock. Paving of the site may occur in the future. It is

recommended that, due to its minimal intended use of the AB Property, USACE proceed with this proposed acquisition and setup work protections and air monitoring during any land disturbance. If USACE were to acquire this property, perimeter air monitoring, worker monitoring, and use of appropriate personal protective equipment (PPE) must occur during construction.

Alternative 1 – No Action (Future without Project) – Under the No Action Alternative, adverse or beneficial changes to HTRW conditions may occur depending upon property owner activities.

Alternative 2 – Land Acquisition – Under the Land Acquisition Alternative, the soil material would remain on-site and would initially be capped by gravel, and likely covered by pavement at a later date. These actions would confine the metal containing soil in place and thus substantially reduce the possibility of offsite contamination. Best management practices, protections and air quality monitoring during construction would greatly reduce the possibility of material being carried off-site. Use of the site as a parking or storage area would not contribute to the level or spread of HTRW material.

3.12 Cultural Resources

Cultural resources are locations of past human activity, occupation or use and typically include archaeological sites such as prehistoric lithic scatters, villages, procurement area, rock art, shell middens; and historic era sites such as refuse scatters, homesteads, railroads, ranches, logging camps, and any structures or buildings that are over 50 years old. Cultural resources also include Traditional Cultural Properties (TCPs), which are aspects of the landscape that are part of traditional lifeways and practices and are considered important to a community. The National Historic Preservation Act (NHPA) is the major piece of federal legislation that mandates that federal agencies consider how undertakings could affect significant cultural resources.

On 1 July 2022, a SOI qualified USACE archaeologist conducted a survey of the area of proposed land acquisition. All the shovel test units excavated were disturbed and consisted of sandy fill dirt and road gravel. Numerous large gravel piles, push piles, concrete debris, and surface gravel were noted within the project area. No historic properties were identified.

On 26 July 2022 an Archaeological Survey Short Report was submitted to the MO SHPO along with a cover letter explaining that the District’s option was that the undertaking would have no adverse effects to historic properties as defined under Section 106. In a letter dated 29 August 2022 MO SHPO replied with a concurrence of no adverse effects and assigned the project number: 075-SLC-22.

Alternative 1 – No Action (Future without Project) – Under the No Action Alternative adverse or beneficial impacts to unknown historic properties may occur depending upon property owner activities.

Alternative 2 – Land Acquisition –Under the Land Acquisition Alternative, no deep ground disturbances would occur and no impacts to historic properties are anticipated.

3.13 Tribal Resources

Consultation with federally recognized Indian Tribes is required to ensure compliance with Section 106 of the National Historic Preservation Act of 1966, as amended. USACE initiated consultation with 23 federally recognized Indian Tribes that have an interest in this area through a letter on 26 July 2022. The 30-day comment period for this project ended on 25 August 2022. The Iowa Tribe of Kansas and Nebraska (26 July 2022), Forest County Potawatomi Community (27 July 2022), Nottawaseppi Huron Band of the Potawatomi (9 August 2022), and Eastern Shawnee Tribe of Oklahoma (16 August 2022) have responded. All four tribes concurred that no historic properties would be affected by the proposed project; however, the tribes are requesting to be contacted if archaeological or human remains are identified during construction activities. In the event of the discovery of any potential prehistoric human remains, the appropriate steps would be taken under the Native American Graves Protection and Repatriation Act.

Alternative 1 – No Action (Future without Project) – Under the No Action Alternative adverse or beneficial impacts to unknown tribal resources may occur depending upon property owner activities.

Alternative 2 – Land Acquisition – Under the Land Acquisition Alternative, no deep ground disturbances would occur and no impacts to tribal resources are anticipated.

3.14 Biological Resources

The land currently owned by AB and GLG are previously developed urban land consists primarily of brush, shrubs, small diameter trees, invasives (primarily autumn olive and bush honeysuckle), and one large cottonwood tree (as well as trash, concrete, and areas of contaminated material). The vegetated portions of the AB property is occasionally mowed. During site visits, one toad and one butterfly (non-monarch) were observed. Service Base personnel report seeing an occasional snake (non-rattlesnake). The properties provide minimal wildlife habitat.

Alternative 1 – No Action (Future without Project) – Under the no Action Alternative, USACE would not acquire or maintain the properties. Biological resources may change dependent upon property owner use of the land.

Alternative 2 – Land Acquisition – Much of the area has been developed for industrial use. As a result, there are no aquatic or wetland areas present, and the terrestrial resources are of limited ecological importance because they are relatively small and fragmented, and are surrounded by industrialized areas. Organisms present are adapted to human disturbance, and consist primarily

of birds and insects. No potential bat roost habitat is present. No federally listed *Boltonia* is present. Due to the low habitat quality, impacts to biological resources would be minimal.

3.15 Wetlands

No wetlands subject to Section 404 of the Clean Water Act were identified during an on-site inspection.

Alternative 1 – No Action (Future without Project) – Under the no Action Alternative, USACE would not acquire or maintain the properties. No impacts to wetlands would occur.

Alternative 2 – Land Acquisition – Due to the lack of wetland habitat in the area, no impacts to wetlands would occur.

3.16 Bald Eagle (*Haliaeetus leucocephalus*)

On August 9, 2007 the Bald Eagle was removed from the Federal list of threatened and endangered species. However, the species remains protected under the Bald and Golden Eagle Protection Act (BGEPA) and the Migratory Bird Treaty Act. The BGEPA prohibits unregulated take of Bald Eagles, including disturbance. The U.S. Fish and Wildlife Service developed the National Bald Eagle Management Guidelines to provide landowners, land managers, and others with information and recommendations regarding how to minimize potential project impacts to Bald Eagles, particularly where such impacts may constitute disturbance.

The Bald Eagle is identified as breeding and/or wintering along the Mississippi River. Winter use is highest where the river is ice-free and adequate perch sites are available. These areas are important, providing stable feeding sites during high caloric demand periods. Large concentrations of eagles often are associated with open water areas bordered by suitable perch trees. Trees within 100 feet of the shore are preferred. There are no Bald Eagle nests located within 660' of the proposed project area.

Alternative 1 – No Action (Future without Project) – Under the no Action Alternative, USACE would not acquire or maintain the properties. No impacts to Bald Eagles are anticipated.

Alternative 2 – Land Acquisition – Due to the highly industrialized area and lack of suitable Bald Eagle habitat, no impacts to Bald Eagles are anticipated.

3.17 Threatened and Endangered Species Biological Assessment

In compliance with Section 7(c) of the Endangered Species Act of 1973, as amended, official lists of species and critical habitats potentially occurring in the vicinity of the proposed land exchange was acquired from the USFWS Information for Planning and Conservation (IPaC) website at

(<https://ecos.fws.gov/ipac/>) on 11 June 2023 (Project Code: 2022-0027922) (Table 1). Habitat requirements and impacts of the federal action are discussed for each listed species.

Table 1. Federally listed species potentially occurring in the vicinity of the proposed land acquisition.

Species	Status	Habitat
Indiana Bat (<i>Myotis sodalis</i>)	Endangered	Caves, mines (winter hibernacula); trees (summer roosting); and small stream corridors with well-developed riparian woods; upland forests (foraging).
Northern Long-eared Bat (<i>Myotis septentrionalis</i>)	Endangered	Caves and mines (winter hibernacula); underneath bark or more often in cavities or crevices of both live trees and snags (summer roosting); canopy understory, forested hillsides and ridges, over small forest clearings and water, along roads (foraging).
Tricolored Bat (<i>Perimyotis subflavus</i>)	Proposed Endangered	Caves, mines, storm sewers, box culverts, surge tunnels at quarries, and rock faces (hibernacula over water bodies such as rivers or lakes, where insect populations are highest (foraging); more often associated with uplands than bottomland forest in clusters of dead leaves in trees, live leaf foliage, lichens, patches of pine needles caught in tree limbs, buildings, caves, and rock crevices (active-period).
Pallid Sturgeon (<i>Scaphirhynchus albus</i>)	Endangered	Missouri River; Mississippi River downstream of the Missouri River
Monarch Butterfly (<i>Danaus plexippus</i>)	Candidate	Prairie habitat where milkweed is present.

Indiana Bat

The endangered Indiana Bat has been noted as occurring in several Illinois and Missouri counties. Indiana bats migrate seasonally between winter hibernacula and summer roosting habitats. Indiana bats migrate seasonally between winter hibernacula and summer roosting habitats. Winter hibernacula includes caves and abandoned mines. Females emerge from hibernation in late March or early April to migrate to summer roosts. Females form nursery colonies under the loose bark of trees (dead or alive) and/or in cavities, where each female gives birth to a single young in June or early July. A maternity colony may include from one to 100 individuals. A single

colony may utilize a number of roost trees during the summer, typically a primary roost tree and several alternates. Some males remain in the area near the winter hibernacula during the summer months, but others disperse throughout the range of the species and roost individually or in small numbers in the same types of trees as females.

Indiana Bat summer habitat consists of a wide variety of forested/wooded habitats where they roost, forage, and travel and may also include some adjacent and interspersed non-forested habitats such as emergent wetlands and adjacent edges of agricultural fields, old fields, and pastures. This includes forests and woodlots containing potential roosts (i.e., live trees and/or snags ≥ 5 inches diameter breast height (DBH) that have exfoliating bark, cracks, crevices, and/or hollows), as well as linear features such as fencerows, riparian forests, and other wooded corridors. These wooded areas may be dense or loose aggregates of trees with variable amounts of canopy closure. Individual trees may be considered suitable habitat when they exhibit the characteristics of a potential roost tree and are located within 1,000 feet of other forested/wooded habitat. Trees with less than 5 inches DBH that have exfoliating bark, cracks, crevices, and/or hollows may have some potential to be male Indiana bat summer roosting habitat. However, early-successional, even-aged stands of trees less than 5 inches DBH is not typically considered to be suitable roosting habitat. However, early successional habitat with small diameter trees may be used as foraging habitat by Indiana Bats.

During the summer, Indiana bats frequent the corridors of small streams with well-developed riparian woods, as well as mature bottomland and upland forests. They forage for insects along stream corridors, within the canopy of floodplain and upland forests, over clearings with early successional vegetation (old fields), along the borders of croplands, along wooded fence rows, and over farm ponds and in pastures. It has been shown that the foraging range for the bats varies by season, age and sex and ranges up to 81 acres.

The most significant threat facing Indiana bat populations today is white-nose syndrome (WNS), a fungal disease. Other major range wide threats to the Indiana bat include habitat loss/degradation, forest fragmentation, winter disturbance, and environmental contaminants. Suitable Indiana bat summer habitat does not occur within the proposed project area, and only extremely marginal foraging habitat may be present along the Mississippi River in the vicinity of the Service Base.

Alternative 1 – No Action (Future without Project) – Under the no Action Alternative, USACE would not acquire or maintain the properties. Impacts to Indiana Bats may increase or decrease depending on land owner activities.

Alternative 2 – Land Acquisition – The area is highly industrialized and lacks suitable Indiana bat habitat on site. However because the proposed activity is located within 10 miles of a known bat zone 3 site and bats could potentially forage in the vicinity, USACE has determined that the proposed activities “*may affect, but are not likely to adversely affect*” the Indiana Bat.

Northern Long-eared Bat

The endangered Northern Long-eared Bat is sparsely found across much of the eastern and north central United States, and all Canadian provinces from the Atlantic Ocean west to the southern Yukon Territory and eastern British Columbia.

Northern Long-eared Bats spend winter hibernating in large caves and mines. Summer habitat for the Northern Long-eared Bat includes a wide variety of forested/wooded habitats where they roost, forage, and travel and may also include some adjacent and interspersed non-forested habitats such as emergent wetlands and adjacent edges of agricultural fields, old fields, and pastures. This includes forests and woodlots containing potential roosts (i.e., live trees and/or snags ≥ 3 inches DBH that have exfoliating bark, cracks, crevices, and/or cavities), as well as linear features such as fencerows, riparian forests, and other wooded corridors. These wooded areas may be dense or loose aggregates of trees with variable amounts of canopy closure. Individual trees may be considered suitable habitat when they exhibit characteristics of suitable roost trees and are within 1,000 feet of other forested/wooded habitat. The Northern Long-eared Bat has also been observed roosting in human-made structures, such as buildings, barns, bridges, and bat houses; therefore, these structures should also be considered potential summer habitat. Northern Long-eared Bats typically occupy their summer habitat from mid-May through mid-August each year and the species may arrive or leave some time before or after this period.

One of the primary threats to the northern long-eared bat is the fungal disease, white-nose syndrome, which has killed an estimated 5.5 million cave-hibernating bats in the Northeast, Southeast, Midwest and Canada. Other major range wide threats to the Indiana bat include habitat loss/degradation, forest fragmentation, winter disturbance, and environmental contaminants.

Suitable Northern Long-eared Bat summer habitat does not occur within the proposed project area, and only extremely marginal foraging habitat may be present along the Mississippi River in the vicinity of the Service Base. Abandoned buildings in the area may present somewhat suitable habitat.

Alternative 1 – No Action (Future without Project) – Under the no Action Alternative, USACE would not acquire or maintain the properties. Impacts to Northern Long-eared Bats may increase or decrease depending on land owner activities.

Alternative 2 – Land Acquisition – The area is highly industrialized and lacks suitable Northern Long-eared Bat habitat on site, however the proposed activity is located within 10 miles of a known bat zone 3 site as well as numerous abandoned buildings. Because bats could potentially forage in the vicinity, USACE has determined that the proposed activities “*may affect, but are not likely to adversely affect*” the Northern Long-eared Bat.

Tricolored Bat

Tricolored bats were formerly called eastern pipistrelle. Tricolored bats are usually found roosting singly, only sometimes in pair or clusters of up to a dozen individuals. In winter, Tricolored bats hibernate in caves. They prefer caves that are humid and warm. In summer, they leave their hibernation caves and roost in trees, in crevices in cliffsides, and human-made structures. They also sometimes roost in caves during summer. They forage for insects high in the air along forest edge and the boundary of streams or open bodies of water. Tricolored bats mate during spring, fall, and sometimes in the winter. Maternity colonies begin forming in mid-April and females bear 1 to 2 pups by late May to mid-July.

Suitable Tricolored Bat summer habitat does not occur within the proposed project area, and only extremely marginal foraging habitat may be present along the Mississippi River in the vicinity of the Service Base. Abandoned buildings and other structures in the area may present somewhat suitable habitat.

Alternative 1 – No Action (Future without Project) – Under the no Action Alternative, USACE would not acquire or maintain the properties. Impacts to Tricolored Bat may increase or decrease depending on land owner activities.

Alternative 2 – Land Acquisition – The area is highly industrialized and lacks suitable Tricolored Bat habitat on site, however the proposed activity is located within 10 miles of a known bat zone 3 site as well as numerous abandoned buildings and other structures. Because bats could potentially forage in the vicinity, USACE has determined that the proposed activities “*may affect, but are not likely to adversely affect*” the Tricolored Bat.

Pallid Sturgeon

The Pallid Sturgeon is found in the Mississippi River downstream of its confluence with the Missouri River. Pallid Sturgeon forage for insects, crustaceans, snails, clams, and fish along the bottom of large rivers. These fish are most frequently caught over a sand bottom, which is the predominant bottom substrate within the species' range on the Mississippi River. Tag returns have shown that the species may be using a range of habitats in off-channel areas and tributaries of the Mississippi River. Loss of habitat has occurred due to anthropogenic changes which has ultimately decreased the availability of spawning habitat, reduced larval and juvenile rearing habitat, availability of seasonal refugia, and availability of foraging habitat.

Alternative 1 – No Action (Future without Project) – Under the no Action Alternative, USACE would not acquire or maintain the properties. Detrimental impacts to Pallid Sturgeon may increase or decrease depending on land owner activities.

Alternative 2 – Land Acquisition – The Pallid Sturgeon is generally considered to occur in the Mississippi River downstream of its confluence with the Missouri River. Since the St. Louis Flood Protection System floodwall separates the proposed land acquisition area which would be used in the same manner as the existing USACE Service Base, it is highly unlikely that there would be any impacts to pallid sturgeon. The St. Louis District has determined that the proposed land acquisition would have “no effect” on the Pallid Sturgeon.

Monarch Butterfly

The monarch butterfly is a large orange butterfly that is a candidate for listing on the Endangered Species List. Monarch populations of eastern North America have declined 90%. Much of the monarch butterfly's life is spent migrating between Canada, Mexico, and the U.S. Monarchs do not overwinter in Missouri (U.S. Fish & Wildlife Service, 2021). The monarch occurs in a variety of habitats where it searches for its host plant, milkweed. Of the over 100 species of milkweed that exist in North America, only about one fourth of them are known to be important host plants for monarch butterflies. The main monarch host plant is common milkweed (*Asclepias syriaca*) (Kaul & Wilsey, 2019). Other common hosts include swamp milkweed (*Asclepias incarnata*), butterflyweed (*Asclepias tuberosa*), whorled milkweed (*Asclepias verticillata*), and poke milkweed (*Asclepias exaltata*) (U.S. Fish & Wildlife Service, 2021). Three factors appear most important to explain the decline of monarchs, including loss of milkweed breeding habitat, logging at overwintering sites, and climate change and extreme weather. In addition, natural enemies such as diseases, predators, and parasites, as well as insecticides used in agricultural areas may also contribute to the decline. No milkweed plants were present during a site investigation on 27 June 2022.

Alternative 1 – No Action (Future without Project) – Under the no Action Alternative, USACE would not acquire or maintain the properties. Impacts to Monarch Butterflies may increase or decrease depending on land owner activities.

Alternative 2 – Land Acquisition – Since no milkweed was present on the proposed acquisition property, the St. Louis District has determined that the proposed land acquisition would have “no effect” on the Monarch Butterfly.

3.18 State Listed Species

A severe backlog (6-8 weeks) in obtaining reports of state listed species within a proposed project area from the Missouri Natural Heritage Review database precluded USACE from obtaining location records of state threatened or endangered species potentially occurring in the project vicinity in a timely manner. However, due to the sites being previously used for industrial purposes in a highly urbanized setting, minimal habitat value is provided.

Alternative 1 – No Action (Future without Project) – Under the no Action Alternative, USACE would not acquire or maintain the properties. Impacts to state listed species may increase or decrease depending on land owner activities.

Alternative 2 – Land Acquisition – Since no high value habitat is present on the proposed acquisition property, and the aquatic habitat of the Mississippi River would not be impacted at all, little to no impact to state listed species is anticipated.

3.19 Parks, National and Historic Monuments, National Seashores, Wild and Scenic Rivers, Wilderness Areas, Research Sites, Etc.

The land in the city of St. Louis, currently owned by private entities, are currently overgrown vacant lots previously used as industrial areas. The nearest park, Lyon Park, is approximately 11 acres in size and is located approximately 0.3 miles from the proposed acquisition site. It lies in the shadow of the Anheuser-Busch InBev brewery, and is located between Broadway, Arsenal, 2nd Street and Utah Street.

There are no national historic monuments, seashores, wild and scenic rivers, wilderness areas, or research sites in the vicinity of the proposed land acquisition.

Alternative 1 – No Action (Future without Project) – Under the no Action Alternative, USACE would not acquire or maintain the properties. No impacts to sensitive sites area anticipated.

Alternative 2 – Land Acquisition – No impacts to sensitive sites area anticipated with the proposed

land acquisition. The proposed land acquisition would not change the operations of the USACE Service Base, or adversely impact the nearby Lyons Park.

4 CLIMATE CHANGE AND GREENHOUSE GAS EMISSIONS

Climate change is a fundamental environmental issue, and is a particularly complex challenge given its global nature and inherent interrelationships among its sources, causation, mechanisms of action, and impacts. Climate change science is evolving, and is only briefly summarized here. In 1970, the level of atmospheric carbon dioxide was estimated at 325 parts per million (ppm). Since 1970, the concentration of atmospheric carbon dioxide has increased at a rate of about 1.6 ppm per year (1970-2012) to approximately 396 ppm in December 2014 (current globally averaged value). Based on the United States Global Change Research Program as well as other scientific records, it is now well established that rising global atmospheric greenhouse gas emission concentrations are significantly affecting the Earth's climate (USACE 2015).

The approach at USACE is to consider the questions in need of climate change information at the geospatial scale where the driving climate models retain the climate change signal. At present, USACE judges that the regional, sub-continental climate signals projected by the driving climate models are coherent and useful at the scale of the 2-digit HUC (Water Resources Region) (Figure 6).

Within Water Resources Region 07, the general consensus in the recent literature points toward moderate increases in temperature and precipitation, and streamflow in the Upper Mississippi Region over the past century. In some studies, and some locations, statistically significant trends have been quantified. In other studies and locales within the Upper Mississippi Region, apparent trends are merely observed graphically but not statistically quantified. There has also been some evidence presented of increased frequency in the occurrence of extreme storm events (Villarini et al., 2013).

There is strong consensus in the literature that air temperatures will increase in the study region, and throughout the country, over the next century. The studies reviewed here generally agree on an increase in mean annual air temperature of approximately 2 to 6 °C (3.6 to 10.8 °F) by the latter half of the 21st century in the Upper Mississippi Region. Reasonable consensus is also seen in the literature with respect to projected increases in extreme temperature events, including more frequent, longer, and more intense summer heat waves in the long term future compared to the recent past (USACE 2015).



Figure 6. Water Resources Region 07: Upper Mississippi Region Boundary.

Projections of precipitation found in a majority of the studies forecast an increase in annual precipitation and in the frequency of large storm events. However, there is some evidence presented that the northern portion of the Upper Mississippi Region will experience a slight decrease in annual precipitation. Additionally, seasonal deviations from the general projection patten have been presented, with some studies indicating a potential for drier summers. Lastly, despite projected precipitation increases, droughts are also projected to increase in the basin as a result of increased temperature and ET rates (USACE 2015).

A clear consensus is lacking in the hydrologic projection literature. Projections generated by coupling GCMs with macro scale hydrologic models in some cases indicate a reduction in future streamflow but in other cases indicate a potential increase in streamflow. Of the limited number of studies reviewed here, more results point toward the latter than the former, particularly during the critical summer months (USACE 2015).

The trends and literary consensus of observed and projected primary variables noted above have been summarized for reference and comparison in Figure 7 (USACE 2015).

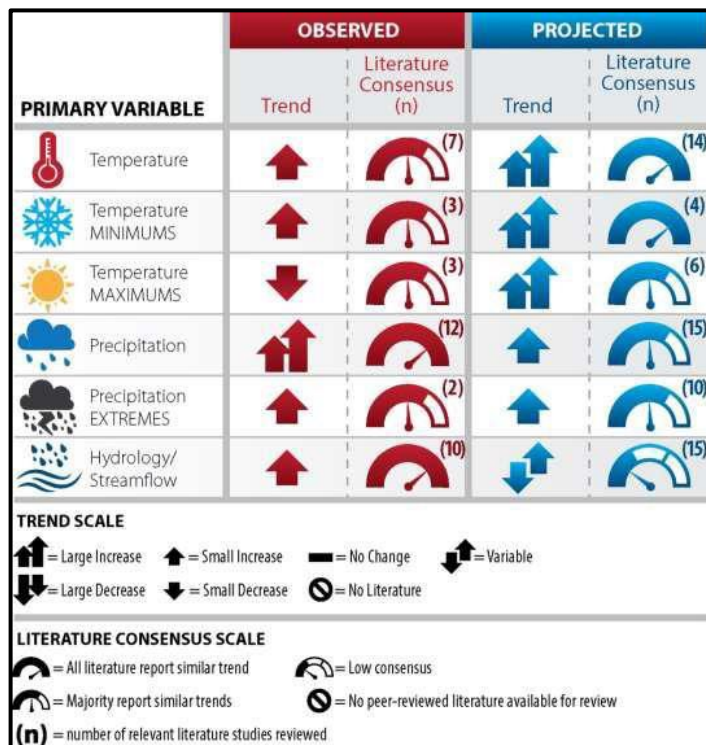


Figure 7. Summary matrix of observed and projected climate trends and literary consensus.

5 CUMULATIVE IMPACTS

Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time (40 CFR Section 1508.7). Cumulative effects are defined as, “...the

impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (Federal or non-Federal) or person undertakes such other actions.

Past activities include the development of the city of St. Louis, including heavy industrial use of the riverfront. Present and reasonably foreseeable future activities include continued use of the riverfront for industry.

No adverse cumulative impacts are anticipated as a result of the proposed land acquisition. The property would revert back to its previous use as a developed site, within a highly urbanized area. The proposed action would facilitate efficient land management and would provide maximum use of lands for authorized purposes. The proposed land acquisition would provide positive benefits to the St. Louis area. The proposed project, along with other present and foreseeable future land use projects, would have a positive impact on the economic resources within the Upper Mississippi River.

6 RELATIONSHIP OF PLAN TO ENVIRONMENTAL REQUIREMENTS

The relationship of the Tentatively Selected Plan (Alternative 2 – Land Exchange) to environmental requirements, environmental acts, and /or executive orders is shown in Table 2.

Table 2. Federal Policy Compliance Status.

Federal Policy	Compliance Status
National Environmental Policy Act, 42 USC 4321-4347	Partial ¹
Water Resources Development Acts of 1986, 1990, 2000 and 2007	Full
Migratory Bird Treaty Act of 1918, 16 USC 703-712	Partial ²
Comprehensive Environmental Response, Compensation, and Liability Act, 42 USC 9601-9675	Full
Resource Conservation and Recovery Act, 42 USC 6901-6987	Full
Farmland Protection Policy Act, 7 USC 4201-4208	N/A
Endangered Species Act, 16 USC 1531-1543	Partial ²
Food Security Act of 1985, 7 USC varies	N/A
Land and Water Conservation Fund Act, 16 USC 460d-461	N/A
National Historic Preservation Act, 16 USC 470 et seq.	Partial ³
Noise Control Act, 42 USC 7591-7642	Full

Federal Policy	Compliance Status
Clean Air Act, 42 USC 7401-7542	Full
Prevention, Control, and Abatement of Air and Water Pollution at Federal Facilities (EO 11282 as amended by EOs 11288 and 11507)	Full
Protection and Enhancement of the Cultural Environment (EO 11593)	Partial ³
Floodplain Management (EO 11988 as amended by EO 12148)	Full
Protection of Wetlands (EO 11990 as amended by EO 12608)	Full
Protection and Enhancement of Environmental Quality (EO 11991)	Full
Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations (EO 12898)	Full
Protection of Migratory Birds (EO 13186)	Full
Bald and Golden Eagle Protection Act, 42 USC 4151-4157	Partial ¹
Clean Water Act, 33 USC 1251-1375	Full
Rivers and Harbors Act, 33 USC 401-413	Full
Fish and Wildlife Coordination Act, 16 USC 661-666c	Partial ²

¹ Full compliance after submission for public comment and signing of FONSI

² Required permits, coordination will be sought during document review

³ Full compliance to be achieved with SHPO's concurrence with conclusions

7 COORDINATION, PUBLIC VIEWS, AND RESPONSES

Notification of the Draft Environmental Assessment and unsigned Finding of No Significant Impact was sent to interested officials, agencies, organizations, and individuals for review and comment. Additionally, an electronic copy is available during the public review period on the U.S. Army Corps of Engineers St. Louis District's website at:

<http://www.mvs.usace.army.mil/Missions/ProgramsProjectManagement/PlansReports.aspx>

Please note that the Finding of No Significant Impact is unsigned. These documents would be signed into effect only after having carefully considered comments received as a result of the public review.

To assure compliance with the National Environmental Policy Act, Endangered Species Act, and other applicable environmental laws and regulations, coordination with the appropriate agencies would continue as required throughout the planning and construction phases of the proposed activity.

8 LIST OF PREPARERS

Teri Allen, Ph.D.; Chief, Environmental Compliance and Planning Section; Aquatic Ecologist

Role: Environmental Compliance Review

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Role: Project Manager

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Role: National Historic Preservation Act Analysis and Compliance

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Role: Real Estate

9 LITERATURE CITED

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Villarini, G., JA Smith, and GA Vecchi. 2013. Changing frequency of heavy rainfall over the central United States. *Journal of Climate* 26:351-357.

FINDING OF NO SIGNIFICANT IMPACT

PROPOSED LAND ACQUISITION – USACE SERVICE BASE U.S. ARMY CORPS OF ENGINEERS SERVICE BASE ST. LOUIS CITY, MISSOURI

1. I have reviewed the documents concerned with the proposed land acquisition. The purpose of the project is to acquire land and/or easements near the existing Service Base property. The acquisition of land by the U.S. Army Corps of Engineers (USACE) from the current property owner(s) is needed to increase the safety of the USACE Service Base occupants and facilities by providing a second ingress / egress which is necessary in case of an emergency (i.e., access by medical or fire services). Additional land would also allow for the expansion of the USACE Service Base facility in order to adequately accommodate all occupants, including the increased U.S. Coast Guard component. Furthermore, the Service Base is centrally located and has support capabilities which are integral to flood fighting, storage, and staging of emergency management materials and equipment. Additionally, it would increase facility and occupant security by allowing for the enhancement of the perimeter protection system. I have also evaluated pertinent data concerning practicable alternatives relative to my decision on this action. As part of this evaluation, I have considered the following alternatives:

- a. No Action Alternative: Under the no-action alternative, the federal government would not acquire the proposed land for expansion of the USACE Service Base.
- b. Land Acquisition Alternative: Under this alternative, USACE would acquire the property contiguous with the federally owned and USACE managed Service Base from the current landowner (Anheuser-Busch; AB), and may secure a 10-15 foot easement for maintenance and security along another property currently owned by GLG, LLC (GLG) which is across Cherokee Street from the AB property.

3. The possible consequences of the No Action Alternative and the Land Acquisition Alternative have been studied for physical, environmental, cultural, social and economic effect. Major factors evaluated as part of this review included:

- a. The No Action Alternative was evaluated and would be unacceptable to recommend as it does not meet the project purpose of providing additional storage, enhanced perimeter security, and a second ingress/egress for safety purposes.
- b. No appreciable effects to general environmental conditions (topography and geology, land cover/land use, air quality, greenhouse gas levels, noise levels, water quality) would result from the Land Acquisition Alternative.
- c. The Land Acquisition Alternative is not expected to cause unacceptable adverse impacts to riparian habitat, bottomland hardwood forest, or other wetlands.

- d. The Land Acquisition Alternative is not expected to cause significant adverse impacts to general fish or wildlife resources.
- e. No prime farmland, parks, national and historic monuments, national seashores, wild and scenic rivers, wilderness areas, or research sites would be adversely impacted as a result of the Land Acquisition Alternative.
- f. No Federally or state endangered or threatened species are anticipated to be adversely impacted by the Land Acquisition Alternative.
- g. No appreciable effects to socioeconomic conditions (aesthetics, recreation, traffic and roadways, demographics) would result from the Land Acquisition Alternative.
- h. No significant impacts to historic properties (cultural or tribal resources) are anticipated as a result of the Land Acquisition Alternative.
- i. No disproportionate adverse impacts to minority, low income, or other environmental justice communities are anticipated as a result of the Land Acquisition Alternative.
- j. A Phase II Environmental Site Assessment found that high metal concentrations were present and exceeded the Missouri Risk-Based Corrective Action (MRBCA) and EPA screening levels throughout the upper soil layer of the AB property; however, the presence of metals in the soil were not unexpected at the Anheuser-Busch property. Soil material from the AB Property would not be removed from the site, but regraded, and covered with rock. Paving of the site may occur in the future. It is recommended that, due to its minimal intended use of the AB Property, USACE proceed with this proposed acquisition and setup work protections and air monitoring during any land disturbance. If USACE were to acquire this property, perimeter air monitoring, worker monitoring, and use of appropriate personal protective equipment (PPE) must occur during construction. Thus, significant adverse impacts due to HTRW materials are not anticipated based on the limited ground disturbance, work protections, and monitoring.

4. Based upon the Environmental Assessment of the Proposed Land Acquisition for the USACE Service Base, no significant impacts on the environment are anticipated. The proposed action has been coordinated with appropriate resource agencies, and there are no significant unresolved issues. Therefore, an Environmental Impact Statement will not be prepared prior to proceeding with this action.

Date

Andy J. Pannier
Colonel, U.S. Army
District Commander