

Phase I Environmental Site Assessment

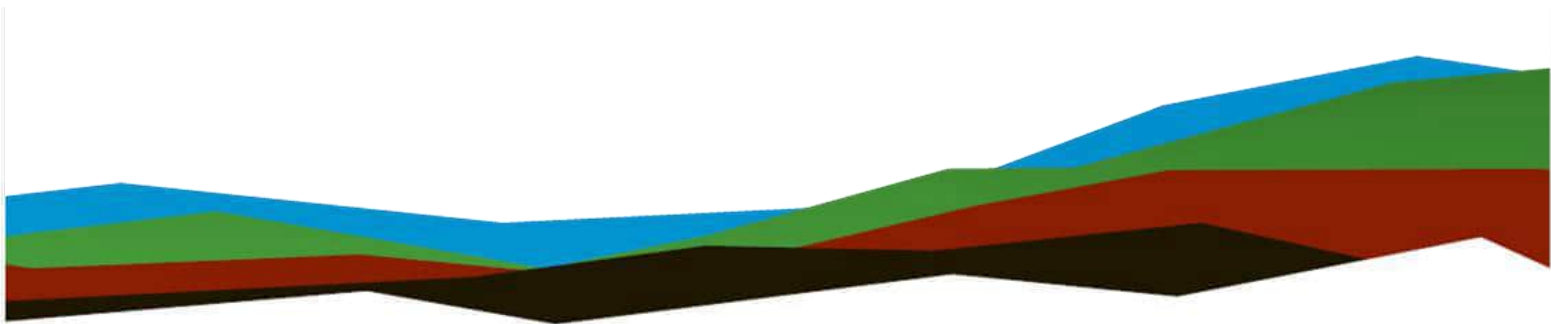
MDEQ Targeted Brownfield Assessment Grant
MDEQ Contract No. 21-00148

Leake County EDD – Site 2 - Northeast
Carthage, Leake County, Mississippi
Work Order No. 1865-237149-3

November 13, 2023 | Terracon Project No. EB237180

Prepared for:

Mississippi Department of Environmental Quality
Jackson, Mississippi



Prepared by:

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EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Proposal No. PEB237149.02 dated August 24, 2023 and was conducted consistent with the procedures included in ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Mr. Steve E. Whitting, Environmental Professional. Mr. Andy Polk performed the site reconnaissance on September 14, 2023.

Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

The site consists of an approximately 25-acre parcel of land located along Highway 25 North Frontage Road in Carthage, Leake County, Mississippi. The site consists mostly of undeveloped cleared land with trees and a small pond along the southern portion of the site.

Historical Information

Based on a review of historical information, the site appears to have been undeveloped land as early as 1952. The site has been mostly undeveloped cleared land since 2004 with a small pond and trees along the southern boundary of the site.

Surrounding areas have mainly been undeveloped land and rural residential properties with sparse commercial developments. The Pearl River Foods facility was developed adjacent east of the site by 2004 (see Sections 3.5 and 3.6) and a Mississippi Army National Guard vehicle storage facility appears west of the site by 2020.

Records Review

Selected federal and state environmental regulatory databases as well as responses from local regulatory agencies were reviewed. The site was not identified in the regulatory databases.

Regulated facilities were not listed within approximately 738 feet of the site and do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Site Reconnaissance

During site reconnaissance, the site was observed to consist of an approximately 25-acre parcel of mostly undeveloped cleared land located along the south side of Highway 25 North Frontage Road in Carthage, Leake County, Mississippi. Trees and a small pond were observed along the southern boundary of the site. Indications of adverse environmental impact such as a sheen, discoloration, deceased wildlife, or an unnatural odor was not observed in connection to the pond during site reconnaissance. RECs were not observed in connection to the site during site reconnaissance.

Adjoining Properties

The site is located in an undeveloped, light industrial and commercial, and residential area in Leake County, Mississippi. The site is adjoined to the north by Mississippi Highway 25 Frontage Road followed by undeveloped cleared land, Mississippi Highway 25, and undeveloped wooded land; to the east by Pearl River Foods and undeveloped cleared and/or wooded land followed by Pollard Road and residential properties; to the south by undeveloped wooded land and residential properties; and to the west by a Mississippi Army National Guard vehicle storage facility and Mississippi Highway 25 Frontage Road followed by undeveloped cleared and/or wooded land and Mississippi Highway 25. During the site reconnaissance, obvious indications of RECs were not identified on adjacent properties.

Significant Data Gaps

At the issuance of this report, significant data gaps that would affect the findings and conclusions of this report were not identified.

Additional Services

Per the agreed scope of services specified in the approved Scope of Work (SOW), three additional assessments were completed. These additional services include a Wetland Delineation/Assessment, a Threatened and Endangered (T&E) Species Assessment, and a Cultural Resources Assessment. The reports outlining the methodology, findings, and conclusions of these three additional assessments can be found in Appendices G, H, and I, respectively.

Conclusions

We have performed this ESA consistent with the procedures included in ASTM Practice E 1527-21 at the approximately 25-acre site located at 245 Highway 25 North, in Carthage, Leake County, Mississippi, the site. Recognized Environmental Conditions (RECs), Controlled RECs (CRECs) and/or Significant Data Gaps (SDGs) were not identified in connection with the site.

Recommendations

Based on the scope of services, limitations and conclusions of this assessment, Terracon did not identify RECs, CRECs, or SDGs in connection with the site. As such, no additional investigation is warranted at this time.