JEFF LANDRY
GOVERNOR

COURTNEY J. BURDETTE
SECRETARY

STATE OF LOUISIANA

JUN 2 9 2026

DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF ENVIRONMENTAL ASSESSMENT

Jenga Mwendo, Project Manager
Gulf Coast Housing Partnership
1626 Oretha Castle Haley Blvd., Ste A
New Orleans, LA 70113

RE: No Further Action Notification
Former Benjamin Banneker Elementary School; **Agency Interest (AI) Number 233113**
Vegetative Debris Removal Area
701 South Upland Avenue
River Ridge, Jefferson Parish, LA

Dear Ms. Mwendo:

The Louisiana Department of Environmental Quality – Remediation Division (LDEQ-RD) has completed a review of your Corrective Action Report dated May 15, 2026 and received by LDEQ-RD on May 27, 2026 for the above referenced Area of Investigation (AOI) located at 701 South Upland Avenue in Jefferson Parish. Based on our review of this document and all previously submitted information, we have determined that no further action is necessary at this time for the AOI. The Basis of Decision (BOD) for this notification is attached.

The chemical concentrations within the boundaries of the AOI are protective of human health and the environment for the AOI addressed in this notice. Environmental media present in other areas of the property are not addressed by this notification. Soils removed from the AOI and placed at another location may present potential risks to human health and the environment that differ from, or were not evaluated for, the AOI. For this reason, soil removed from the AOI shall comply with *LAC 33 Part VII Chapter 11, Solid Waste Beneficial Use and Soil Reuse*, or shall be disposed at a permitted disposal facility.

If you have any questions or need further information, you may contact Carolyn Mathis at 225-219-3807 or carolyn.mathis@la.gov. Thank you for your cooperation in addressing this area.

Sincerely,

Gary A. Fulton Jr. P.G.
Administrator
Remediation Division

Attachment: *Basis of Decision*

c: *Imaging Operations – Inactive and Abandoned Sites*
Darlene Williams – RD (for sites with Order Numbers)
Vicki Thibodeaux

BASIS OF DECISION FOR NO FURTHER ACTION

Vegetative Debris Area located at 701 S. Upland Avenue

Former Benjamin Banneker School
AI# 233113

The Louisiana Department of Environmental Quality – Remediation Division (LDEQ-RD) has determined that the Vegetative Debris Area at the former Benjamin Banneker School requires No Further Action At This Time. The chemical concentrations within the boundaries of the AOI are protective of human health and the environment for the AOI addressed in this notice. Environmental media present in other areas of the property are not addressed by this notification.

The AOI addressed by this Basis of Decision (BOD) for No Further Action at This Time (NFA-ATT) is located on property that was previously used as an elementary school from 1967 until 1982, then as a Sherriff's substation until 2008 and was demolished in 2022. Geotechnical testing indicated the presence of vegetative wood debris from previous landfilling operations at an unknown time resulting in the presence of constituents of concern (COCs) in soil gas vapor and groundwater. Site investigations conducted in April 2023 and December 2023 contain documentation that demonstrates the presence of the COCs and a corrective action plan was submitted in August 2024 and approved in September 2024. (EDMS Document numbers 13828588, 14112694, 14452567 and 14480455).

Remedial standards were developed for this AOI using LDEQ's Risk Evaluation Corrective Action Program (RECAP) Management Option 1 (MO-1) and Management Option 3 (MO-3) standards. The site-specific (limiting) RECAP standards that were applied to this AOI are listed in the table that appears at the end of this BOD. Groundwater (GW) classification at this site is considered GW3 based on the classification established at two nearby sites (AI 116209 EDMS# 669425 and AI 70387 EDMS# 1218852, considering total dissolved solids and aquifer yield, which were evaluated and approved). The distance from the point of compliance (POC) to the Point of Exposure (POE) was determined to be 335 feet. The thickness of the impacted aquifer was determined to be 6-10 feet resulting of an applied dilution factor of 15. Post corrective action soil gas sampling within the AOI identified chloroform at a concentration of 6.8 ug/m^3. The U.S. Environmental Protection Agency's (EPA) Johnson and Ettinger Model (J&E Model) was utilized to evaluate the vapor intrusion pathway within the AOI under MO-3. Based on site specific lithology, a target soil gas concentration of 1.3 E+02 ug/m^3 has been identified for the AOI. The target soil gas concentration represents the acceptable constituent concentrations in soil gas that will not result in an unacceptable constituent concentration in indoor air. As the maximum concentration is below the target soil gas concentration, no further action is anticipated for this constituent at this time Additionally, a sub slab vapor barrier will be installed to further address potential vapor intrusion.

Remedial actions taken at the AOI included the removal of the vegetative debris found to be present that was transported to and disposed of at the River Birch Landfill in Avondale, LA. Confirmation sampling concluded that residual concentrations of COCs meet applicable limiting RECAP standards. No Further Action At This Time is granted when constituent(s) of concern concentrations at the

AOI are reduced to the extent necessary to comply with the site-specific RECAP standards established for the AOI.

There are no institutional controls on this property.

An inspection of the site was performed on June 9, 2026 confirming that no investigation-derived waste remains on site.

Soil removed from the AOI shall comply with *LAC 33 Chapter 11, Solid Waste Beneficial Use and Soil Reuse*, or shall be disposed at a permitted disposal facility.

The impacted groundwater, constituents of concern, remaining constituent concentration [represented in soil by the AOIC - the lower of the 95% upper confidence limit of the mean (95% UCL) concentration and the maximum concentration and in groundwater by the Compliance Concentration (maximum concentration)], and site-specific limiting RECAP standards established for this AOI are listed in the following table:

Medium	Constituent of Concern	Soil AOIC or Groundwater CC	Basis of AOIC or CC	Limiting RS	Basis of LRS	Management Option
Groundwater 3NDW	Acenaphthene	2.15 E-02 mg/L	max	4.2 mg/L	GW_{3NDW}	MO-1
Groundwater 3NDW	Benzo(a)pyrene	8.0 E-5 mg/L	max	1.8 E-03 mg/L	GW_{3NDW}	MO-1
Groundwater 3NDW	Fluorene	8.8 E-03 mg/L	max	1.2 mg/L	GW_{3NDW}	MO-1
Groundwater 3NDW	Lead	5.7 E-03 mg/L	max	7.6 E-01 mg/L	GW_{3NDW}	MO-1
Groundwater 3NDW	Vanadium	1.9 E-03 mg/L	max	6.8 E+01 mg/L	GW_{3NDW}	MO-1

Additional information on the details of the investigation and evaluation of this AOI may be obtained from LDEQ's Public Records Center located in the Galvez Building, Room 127, 602 N. Fifth Street, Baton Rouge, LA 70802. Additional information regarding the Public Records may be obtained by calling (225) 219-3168 or by emailing publicrecords@la.gov

Louisiana Department of Environmental Quality
FIELD INTERVIEW FORM

Agency Interest #: 233113 Inspection Date: June 9, 2026 Time of Arrival: 11:40 am
Departure Date: _____ Time of Departure: _____

Facility Name: Former Benjamin Banneker Elementary School Phone #: _____
Location: 701 S Ulpand Avenue, River Ridge, LA

Parish Name: Jefferson

Mailing Address: _____
Street/P.O. Box City State Zip

Facility Representative: _____ Title: _____

Inspection Type: _____ Program Involved: ☐ Air ☐ Waste ☐ Water Other _____

Inspector's Observations: (e.g. Areas and Equipment Inspected, Problems, Deficiencies, Remarks, Verbal Commitments from Facility Representatives)

Debris and concrete pads have been removed. Site is secure and gated. No evidence of investigation-derived waste.

Areas of Concern	Explanation	Resolved?
		☐YES ☐ NO
		☐YES ☐ NO
		☐YES ☐ NO
		☐YES ☐ NO

Photos Taken? ☐ YES ☐ NO Samples Taken? ☐ YES ☐ NO (Attach Chain-of-Custody)

Received by: Signature: _____ Title: _____

Print Name: _____
(NOTE: Signature DOES NOT indicate agreement with Inspector's Notes)

Inspector(s): Carolyn Mathis
Candace Allen

Attachments: _____

NOTE: The information contained on this form reflects only the preliminary observations of the inspector(s). It should not be interpreted as a final determination by the Department of Environmental Quality or any of its officers or personnel as to any matter, including, but not limited to, a determination of compliance or lack thereof by the facility operator with any requirements of statutes regulations or permits. Each day of non-compliance constitutes a separate violation of the regulations and/or the Louisiana Environmental Quality Act.


NATIONAL


BANNEKER SITE REMEDIATION PROJECT
This site is undergoing soil remediation to remove
"landfilled vegetative wood debris" and replace it with clean soil.
Estimated Start: December 9, 2025
Estimated Completion: June 2026
PLEASE VISIT WWW.GCHP.NET/BANNEKER-REMEDIATION
for more information about the project and any upcoming public meetings.
CONTACT:
JENGA MWENDO
PROJECT MANAGER
(504) 525-2505 Ext. 231
MWENDO@GCHP.NET