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ENVIRONMENTAL DUE DILIGENCE FOR FLOOD CONTROL PLANNING

PROJECT OVERVIEW

[Northwest Houston](#)

ESE completed a Phase I Environmental Site Assessment for an approximately 17-acre tract to support environmental due diligence associated with potential flood control planning and land acquisition. The assessment was performed in accordance with ASTM E1527-21 and included user-provided information review, site and area reconnaissance, records and historical research, regulatory database review, and agency inquiries to evaluate potential environmental liabilities prior to project advancement.

CHALLENGES

Although the tract was largely undeveloped and historically remained undeveloped since at least 1916, portions of the property were being used for storage and support activities associated with seasonal or maintenance operations, which can introduce potential concerns such as petroleum products, equipment staging, and undocumented releases. In addition, the property's location within mapped floodplain and floodway areas required clear documentation of environmental conditions to support risk-informed planning and acquisition decision-making.

ESE'S APPROACH

ESE conducted a comprehensive ASTM-compliant Phase I ESA that included a walk-through of the site, a drive-by review of surrounding properties, interviews and agency outreach, and a review of historical sources and federal and state regulatory databases. ESE also performed a vapor encroachment screening and evaluated observations from reconnaissance to determine whether any conditions met the definition of recognized environmental conditions under ASTM E1527-21.

KEY FINDINGS

- No recognized environmental conditions, historical recognized environmental conditions, or controlled recognized environmental conditions were identified.
- The property was not listed in applicable environmental databases.
- Vapor encroachment conditions were not expected to affect the property based on the screening performed.
- Minor site conditions observed, including localized staining near a fuel-related aboveground equipment area, were considered de minimis and not a recognized environmental condition.

PROJECT IMPACT

ESE confirmed that no conditions were identified that would materially affect potential acquisition or near-term planning, supporting confident decision-making for flood control initiatives while maintaining defensible due diligence documentation. The resulting assessment helped reduce uncertainty early, supported stakeholder alignment, and provided a clear environmental baseline for responsible project advancement.