Draft Environmental Assessment

Loyola University Property

Temporary Housing Site

Kenner, Jefferson Parish, Louisiana

FEMA-1603/1607-DR-LA

December 27, 2005

FEMA

U.S. Department of Homeland Security
FEMA Region 6
800 N. Loop 288
Denton, TX 76209-3698

Draft Environmental Assessment
Hurricanes Katrina and Rita
FEMA-1603/1607-DR-LA
Loyola University Emergency Temporary Housing Site
Kenner, Jefferson Parish

A. Introduction

Hurricane Katrina, a Category 4 hurricane with a storm surge above normal high-tide levels, moved across the Louisiana, Mississippi, and Alabama gulf coasts on August 29, 2005. Maximum sustained winds at landfall were estimated at 140 miles per hour. On September 24, 2005 Hurricane Rita made landfall just east of Sabine Pass, Texas, near the Louisiana border. The storm was a Category 3 hurricane with sustained winds in excess of 120 mph.

President Bush declared a major disaster for Louisiana due to damages from Hurricane Katrina, and signed a disaster declaration (FEMA-1603-DR-LA) on August 29, 2005, authorizing the Federal Emergency Management Agency (FEMA) to provide federal assistance in designated areas of Louisiana. A second Presidential disaster declaration in response to damages from Hurricane Rita (FEMA-1607-DR-LA) was declared on September 24, 2005. FEMA proposes to administer this federal disaster assistance per the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 USC 5121-5206, as amended (Stafford Act). Section 403 of the Stafford Act authorizes the Public Assistance Program to provide federal assistance to eligible local and state governments and private non-profit organizations. The Governor of the State of Louisiana has requested assistance under FEMA's Public Assistance Program for temporary housing. Consistent with FEMA's guidance *Temporary Shelter for Workers of Public Entities* (September 30, 2005), the proposed activities are required to provide emergency temporary housing for essential workers who are also disaster victims eligible for temporary housing assistance.

This Environmental Assessment (EA) was prepared in accordance with the national Environmental Policy Act of 1969 (NEPA), the President's Council on Environmental Quality (CEQ) regulations implementing NEPA (40 CFR 1500-1508), and FEMA's regulations implementing NEPA (44 CFR 10.9). The purpose of this EA is to analyze potential impacts of temporary and transient emergency group housing for disaster victims as part of an expedited review process. FEMA will use the findings in this EA to determine whether to prepare an Environmental Impact Statement (EIS) or a Finding of No Significant Impact (FONSI).

B. Purpose and Need

Catastrophic damage has resulted in an extraordinary demand for housing assistance. To date in Jefferson Parish, approximately 273,900 registrations for Federal assistance have been received. Of these requests, approximately 42,500 have been received from residents of Kenner. At this time approximately 21,300 Parish residents have submitted applications for temporary housing assistance. The specific housing request number for Kenner is not available at this time. The purpose of this action is to expeditiously provide temporary housing for Hurricane Katrina and

Hurricane Rita disaster victims until permanent housing can be established (fulfilling FEMA's mandate under the Individual Assistance program).

C. Environmental Review Process

In order to meet the urgent needs of disaster victims in need of temporary housing, FEMA has implemented an expedited environmental review process. The purpose of this document is to assist FEMA in fulfilling its environmental review responsibilities under NEPA and serve as a vehicle to document compliance under other applicable environmental laws. Laws and Executive Orders addressed through this EA include: the Clean Air Act, Clean Water Act, Endangered Species Act, National Historic Preservation Act, Executive Order 11988 (Floodplain Management), Executive Order 11990 (Protection of Wetlands), Executive Order 12898 (Environmental Justice), and Farmland Protection Policy Act. Expedited agency consultation consisted of establishing a programmatic agreement with the Louisiana State Historic Preservation Office and an expedited review process with the U.S. Fish and Wildlife Service. Other resource areas or issues evaluated in this EA include noise, visual resources, traffic, socioeconomics, safety and security, and hazardous and toxic waste.

The scope of FEMA's environmental review includes evaluating project alternatives, characterizing the affected environment, identifying potential environmental impacts, and outlining ways to reduce or minimize adverse affects. This EA examines the site-specific environmental impacts associated with building a proposed FEMA group housing park on land to be leased by the General Service Administration for this purpose.

This EA was prepared based on a site evaluation conducted on November 28, 2005, document research, and agency information. An electronic version of the Draft EA will be provided to interested agencies prior to and during the public comment period. The public participation period will be brief, as necessitated by the emergency circumstances. Agency coordination and consultation will be deemed complete at the end of the public comment period. FEMA believes that this process will allow for sufficient action analysis and meet the goal of providing timely federal assistance to disaster victims.

D. Site Selection and Alternatives Analysis

NEPA requires investigation and evaluation of reasonable project alternatives as part of the project environmental review process. Federally assisted housing options, including hotel/rental assistance and locating a travel trailer or mobile home on a private site or in an existing park, are being exhausted first for those requesting housing assistance in Jefferson Parish. Accordingly, a remaining alternative is to build a group housing site where the above options do not satisfy the demand.

To expedite the site selection process, FEMA's contractors initially review available aerial photos and maps, conduct site reconnaissance field surveys, and contact state and local officials to identify potential sites. Factors considered in choosing a site include: demand for temporary housing in that area, site topography, property owner willingness, cost, past land use, if it is already planned for

development, access to existing utilities, engineering feasibility, and environmental/cultural resource sensitivities. FEMA continues to evaluate alternative sites in Jefferson Parish, and other parishes within southeast Louisiana. Although various alternatives have been and continue to be identified, the extraordinary amount of needed housing have limited this EA to analysis of one suitable site alternative at this time. The Loyola University site was selected for further analysis because it meets specific site selection criteria.

E. Project Location

The project site, known as Loyola University Site, is a 7-acre vacant lot located in the northwest quadrant of the intersection of Williams and Joe Yenni Boulevards in Kenner, Louisiana (Figure 1). The site is bounded on the north by an access road and parking area for the Pontchartrain Center; bounded on the west by a wooded lot; bounded on the south by Joe Yenni Boulevard; and bounded on the east by Williams Boulevard. Lake Pontchartrain is within one-quarter mile to the north of the site and the Loyola University grounds are within a quarter-mile on the west and north (Figure 2).

F. Site Description

The project site is a vacant lot dominated by herbaceous vegetation that is not mowed or otherwise maintained. Woody plants line the boundaries of the site (Figure 3). The adjacent city blocks to the east, southeast, and south are all residential homes or apartments. The herbaceous plant species are indicative of a wetland, and the soils are mapped as hydric. The project footprint is 4 acres within the southeastern portion of the site.

G. Project Description

The project description is based on the site design completed on December 3, 2005 (Owen and White, 2005) (Figure 4). The proposed action would involve the construction of a travel trailer park (hereafter "the Park") which would accommodate approximately 43 travel trailers. At this time, occupancy is not expected to exceed 18 months. The travel trailers would serve as exclusive temporary housing for Loyola staff and professors displaced by damages resulting from Hurricanes Katrina and Rita. The City of Kenner accepted the proposal in a public City meeting the night of December 15, 2005.

Based on the site design (Owen and White, 2005), the following components would be included to develop this temporary housing site:

- Site preparation would include clearing, grading, and removal of vegetation and existing barbed wire fence.
- Approximately 18' on-center spacing for travel trailers.
- Electrical services would be above ground and connected to existing utilities from Joe Yenni Boulevard.
- Potable water is proposed to be connected below ground to a water main located along Williams Boulevard. New lines and hydrants are proposed for installation on the property for all travel trailers.

- A gravity flow sanitary sewer system is proposed to collect and transport the Park effluent to an existing Parish utility line. The tie-in to Parish sewer is located northwest and offsite. The sanitary sewer utility corridor is proposed for open-cut trenching and the topography will be returned to pre-construction contours.
- Access to the Park is planned from Joe Yenni Boulevard.
- Existing drainage patterns of the site will be maintained to allow drainage to the existing yard drains.
- Interior roadways and pads would be constructed of geotextile grade fabric and limestone rock. The American Disability Act (ADA) trailer pads and parking will be placed on 2" asphalt slab with a 6" limestone base.
- The existing trees and shrubs along the perimeter would remain, however; they may be trimmed as needed to allow trailer access.
- A safety fence would be installed around the perimeter of the site.

When the temporary housing need has ended, FEMA expects that the travel trailers would be transported from the site to suitable locations elsewhere (to be determined on a case-by-case basis). The Park would then be seeded and restored to previous conditions and/or used by the landowner in a manner consistent with the parish zoning classification.

H. Affected Environment and Environmental Consequences

Table 1 summarizes the results of the environmental review process. Potential environmental impacts that were found to be negligible are not evaluated further. Resource areas that have the potential for impacts of minor, moderate, or major intensity are further developed in the following Section I. Definitions of the impact intensity are described below:

Negligible: The resource area (e.g., geology) would not be affected, or changes would be either non-detectable or if detected, would have effects that would be slight and local. Impacts would be well below regulatory standards, as applicable.

Minor: Changes to the resource would be measurable, although the changes would be small and localized. Impacts would be within or below regulatory standards, as applicable. Mitigation measures would reduce any potential adverse effects.

Moderate: Changes to the resource would be measurable and have both localized and regional scale impacts. Impacts would be within or below regulatory standards, but historical conditions are being altered on a short-term basis. Mitigation measures would be necessary and the measures would reduce any potential adverse effects.

Major: Changes would be readily measurable and would have substantial consequences on a local and regional level. Impacts would exceed regulatory standards. Mitigation measures to offset the adverse effects would be required to reduce impacts, though long-term changes to the resource would be expected.

Table 1. Affected Environment and Environmental Consequences Matrix

Resource Area	**Impact Intensity**				**Impact Summary**	**Agency Coordination / Permits**	**Mitigation**
	Negligible	Minor	Moderate	Major			
Geology and Soils	X				Potential for localized increase in soil erosion during construction.	LAPDES stormwater construction permit to be obtained by construction contractor.	Implement construction BMPs, install silt fences/straw bales to reduce sedimentation. Area soils would be wetted during construction to minimize wind erosion. If fill is stored on site, the contractor would be required to cover it appropriately.
Hydrology and Floodplains (Executive Order 11988)		X			Project area is located in a 100-year floodplain per the FEMA Flood Insurance Rate Map (Panel 22051C0035E) (FEMA, 1995). Completion of this EA is consistent with FEMA's 8 Step-Planning Process. Per the 8 Step Planning Process there are limited practicable alternatives to siting temporary housing sites in the floodplain in this parish.	Coordination with the parish floodplain administrator to ensure compliance with the NFIP as administered in the local floodplain ordinance including issuance of appropriate permitting. To be coordinated by construction contractor.	This site is located in the floodplain and must accordingly comply with the minimum requirements of the National Flood Insurance Program as outlined in 44 CFR Part 60. Per 44 CFR 9.11(d)(8), an evacuation plan that includes written evacuation procedures for the temporary housing site occupants must be prepared, posted and made available to them.
Wetlands (Executive Order 11990)	X				A drained wetland was observed at the project site during the site reconnaissance and was noted on the USFWS National Wetland Inventory (NWI) maps (USFWS, 2005). The site's wet areas were determined non-jurisdictional. See Section I.	Communication with USACE Regulatory on 11/30/05. Coordination with Coastal Division of DNR initiated 12/13/2005.	
Coastal Zone Management	X				Project site is previously disturbed land located within the boundaries of the Coastal Zone. The project is well above any tidal influence. Project would be compatible with the general consistency authorization agreement. Joint permit not required.	Communication with Department of Natural Resources (DNR), 10/28/05 for CZM.	

Resource Area	Impact Intensity				Impact Summary	Agency Coordination / Permits	Mitigation
	Negligible	Minor	Moderate	Major			
Water Quality	X				Potential for localized increase in sedimentation during construction.	LAPDES stormwater construction permits to be obtained by construction contractor.	Contractor to implement requirements of LAPDES stormwater construction permit. Implement construction BMPs, install silt fences/straw bales to reduce sedimentation.
Air Quality	X				Parish is in attainment for criteria pollutants per the Clean Air Act. Negligible impact would be anticipated from vehicle exhaust emissions and increased dust during construction.	EPA Regional 6 Designation.	Area soils would be covered and/or wetted during construction to minimize dust. To minimize dust particles, area soils, gravel for roads and housing pads would be wetted and/or treated periodically with a commercially available product approved for use in residential areas.
Vegetation and Wildlife	X				Site is covered with of non-native or improved grasses and woody vegetation. See Section I.		Once the temporary housing need has ended, the site would be seeded and restored to previous conditions to the extent practicable and/or used by the landowner in a manner consistent with the county zoning.
Threatened and Endangered Species (Endangered Species Act Section 7)	X				No endangered or threatened species, or appropriate habitat is located within the project study area. No impacts anticipated.	USFWS determination of no effect on Federal trust resources. (12/12/05).	
Cultural Resources (National Historic Preservation Act Section 106)	X				No impact to historic properties or resources listed or eligible for listing on the National Register of Historic Places is anticipated.	SHPO concurrence on no effect determination 12/01/05.	

Resource Area	Impact Intensity				Impact Summary	Agency Coordination / Permits	Mitigation
	Negligible	Minor	Moderate	Major			
Socioeconomics	X				Park occupancy would consist exclusively of Loyola personnel and their families. This facility would be considered a host facility for Loyola personnel displaced by Hurricanes Katrina and Rita. Park occupancy is expected to be about 108 people (43 units x estimated 2.5 people per unit). See Section I.		
Environmental Justice (Executive Order 12898)	X				The proposed action would provide a beneficial impact to the University personnel that would occupy the housing, regardless of race and income. The project would not be expected to pose disproportionately high and adverse public health or environmental effects on minority and low-income populations near the project site. See Section I.		
Noise	X				During the construction period (approximately 21 days), residents immediately adjacent to the project site would experience an increase in noise levels. The vehicles from Park occupants would also increase the level of vehicular noise in the area.		If necessary, the following noise reduction measures should be considered: (1) restricting the 24-hour schedule to the first two weeks of construction; (2) using a 7 A.M. to 7 P.M. construction schedule; (3) completing construction closest to adjoining residents first; and (4) completing noisier activities during the day if a 24-hour schedule is used.

Resource Area	Impact Intensity				Impact Summary	Agency Coordination / Permits	Mitigation
	Negligible	Minor	Moderate	Major			
Safety and Security	X				No impact anticipated.		The contractor would place fencing around the site. The contractor would post appropriate signage and fencing to minimize potential adverse public safety concerns. Appropriate signage and barriers should be in place prior to construction activities in order to alert pedestrians and motorists of project activities and traffic pattern changes.
Hazardous Materials and Toxic Wastes	X				A search of hazardous materials databases was completed on November 30, 2005. No hazardous materials concerns were found at this site. One leaking underground storage tank southeast of the property was documented in 1991. No further information is available. This recognized environmental condition is not anticipated to have an impact on the proposed group housing site. No other recognized conditions were found. See Section I.		
Traffic and Transportation		X			Traffic volumes along Joe Yenni Boulevard would increase during Park construction and occupancy. The existing infrastructure would be able to accommodate these increases without impacting local traffic.	The City of Kenner approved the proposal at a regular public City meeting on December 15, 2005.	

I. Additional Impact Analysis

Wetlands

The center of the site is dominated by herbaceous plants and was once a wetland but has been pumped and drained effectively removing wetland hydrology. Most of the lot is covered in Dog Fennel (*Eupatorium capillifolium*) and Dotted Smartweed (*Polygonum punctatum*). The trees along the property boundaries consist of American Elder (*Sambucus canandensis*), Black Willow (*Salix nigra*), Chinese Tallow Tree (*Sapium sebiferum*), and Eastern Cottonwood (*Populus deltoides*). These species are indicative of a wetland area. According to the NRCS Soil Survey of Jefferson Parish, the soil type throughout the entire site is "Kenner Muck – Drained". This soil type has been determined to be a hydric soil, by the NRCS, and is indicative of a wetland area. During a field visit, the USACE has determined that the Loyola University site contains no jurisdictional wetlands (Mike Windham, Personal communication, November 30, 2005). A Section 404 permit would not be required for the site.

Department of Natural Resources regulates isolated non-jurisdictional wet areas. Agency consultation was initiated December 13, 2005.

Vegetation and Wildlife

The project site is dominated by herbaceous growth. The site is occasionally mowed which controls woody species, limiting them to the perimeter of the site. Edge species tolerant of urban conditions use this habitat. The site would be prepared through clearing and partial grading. When the need for temporary housing has ended, the site would be seeded and restored to previous conditions, to the extent practicable, and/or used by the landowner in a manner consistent with parish zoning classification. Therefore, impacts to vegetation and wildlife would be minimal and temporary.

Socioeconomics

The project site is located in the 70065 zip code of Kenner. According to the 2000 Census, zip code 70065 had 53,623 residents, and 20,952 housing units. The median household income was estimated at about $45,599 (based on 1999 dollars). The primary employment sectors (about 50 percent of all jobs) were educational, health, and social services; professional, scientific, management, administrative, and waste management services; retail trade; and arts, entertainment, recreation, accommodation and food services. According to the 2000 census, about 4 percent of the zip code's civilian labor force was unemployed.

With the establishment of the Park, up to approximately 108 (43 units x estimated 2.5 people per unit) Loyola University employees would be temporarily relocating to the Loyola University area. The local community is aware of this action and may experience an increase in the need for public services, such as schools, fire and police services, child care, and medical services in the immediate vicinity of the Park. The increase would be localized and minimal, but ultimately would be an incremental return to pre-Katrina physical, social and financial conditions.

Environmental Justice

Executive Order (EO) 12898 requires that each Federal agency identify and address the effects of its programs, policies, and activities on minority and low-income populations. The function of the EO is to avoid disproportionately high and adverse public health or environmental impacts to the target populations. Further, EO 12898 also tasks Federal agencies to ensure that public notifications regarding environmental issues are concise, understandable, and readily accessible.

The population within the Kenner zip code, 70065, is comprised of about 14 percent African American, 75 percent Caucasian, and 11 percent other races. Approximately 8 percent of the families are living below the poverty level. In comparison to Jefferson Parish and Louisiana, the zip code of 70065 has a lower percentage of families below the poverty level, a lower percentage of African American and low income residents and a higher percentage of other minorities (Table 2) (Census 2000).

Table 2: Minority and Low Income Populations Summary Statistics

Subject	**Kenner Zip Code 70065**	**Jefferson Parish**	**Louisiana**
Demographics			
Caucasian	75%	70%	64%
African American	14%	23%	33%
Other	11%	6%	3%
Families below poverty	8%	11%	15%

Source: U.S. Census Bureau, Census 2000

From the perspective of both prospective Park residents and residents of the adjacent community, the proposed action would not pose disproportionately high and adverse public health or environmental effects on minority and low-income populations. The availability of Federal assistance, including temporary housing for displaced individuals, is consistent with EO 12898. All forms of FEMA disaster housing assistance are available to any affected household that meets the conditions of eligibility, demographics are not among the eligibility requirements.

This site is for the exclusive use of university staff and their specific demographics are not available at this time. However, the demographic makeup of the future Park residents is expected to be similar to the community as a whole. Further, the availability of temporary housing would result in a positive impact to displaced individuals, regardless of whether they are minority and/or low income, and other temporary housing is being made available to the general population concurrently.

Hazardous Materials and Toxic Wastes

A search of the hazardous materials database was completed on November 30, 2005. Within one-quarter mile, one registered leaking underground storage tank was identified. The site is southeast of the proposed Park at 4440 Williams Boulevard. The only information available was

a letter dated December 20, 1991 alluding to documents from May 1989. No figures or maps were included, only the street address. No further information was found.

The site grading will be fulfilled by crushed limestone fill and geotextile fabric. The only cut onsite will be trenching for utilities from the east and north, not in the direction of the potential ground contamination. The trailers will also be placed aboveground. Therefore, this recognized environmental condition is not anticipated to have an impact on the proposed group housing site.

J. Public Involvement

Public involvement is being performed in compliance with NEPA, FEMA's regulations implementing NEPA at 44 CFR 10.9(c), and Executive Order 11988, 11990, and 12898. A Public Notice is being published in the *Times-Picayune* between December 27 through 29, 2005. Due to the emergency nature of this action, the public comment period will be brief. Written comments on the Draft EA and Finding of No Significant Impact (FONSI) can be faxed to FEMA's Joint Field Office in Baton Rouge at (225) 346-5848; and verbal comments will be accepted at (225) 376-5137 and TTY for hearing or speech-impaired at 800-462-7585; between 8:00 A.M. and 5:00 P.M. The Draft EA and FONSI are available for public review at the Jefferson Parish Library East Bank Branch, 4747 W. Napoleon Ave, Metairie, LA 70001 and the FEMA Disaster Recovery Center (DRC) located at the MA Green Shopping Center, 7901 Airline Drive, Metairie, LA 70003. DRC hours are 9:00 AM to 7:00 PM, 7 days a week. The EA and FONSI are also made available for viewing and download from FEMA's website at http://www.fema.gov/ehp/docs.shtm. Comments via email can be sent to EAComments@dhs.gov.

If no substantive comments are received, the Draft EA and FONSI will become final and this initial Public Notice will also serve as the final Public Notice. Substantive comments will be addressed as appropriate in the Final documents.

K. References

Federal Emergency Management Agency (FEMA). 1995. Flood Insurance Rate Map (FIRM). Community Panel 22051C0035 E. Revised March 23,1995.

Fuller, Deborah."T&E species determination" letter. U.S. Fish and Wildlife Service. December 12, 2005.

Owen and White. "50% Design Build Drawings of Hurricane Katrina Relief Loyola University Site." December 3, 2005.

U.S. Bureau of the Census (Census). 2000. American Factfinder. http://www.census.gov. Website accessed November 29, 2005.

U.S. Fish and Wildlife Service. Wetlands Online Mapper. http://wetlandsfws.er.usgs.gov/wtlnds/launch.html. Website accessed November 29, 2005.

U.S. Geological Survey. www.Topozone.com. Indian Beach, LA Quadrangle Base Map, 7.5 Minute Series (Topographic-Bathymetric). Website accessed November 29, 2005.

Windham, Mike. Personal communication (email). U.S. Army Corps of Engineers Regulatory Office. November 30, 2005.

L. Figures

Figure 1. Project vicinity maps are from mapquest.com.

Figure 2. Approximate site footprint location on Indian Beach, Louisiana topographic quadrangle.

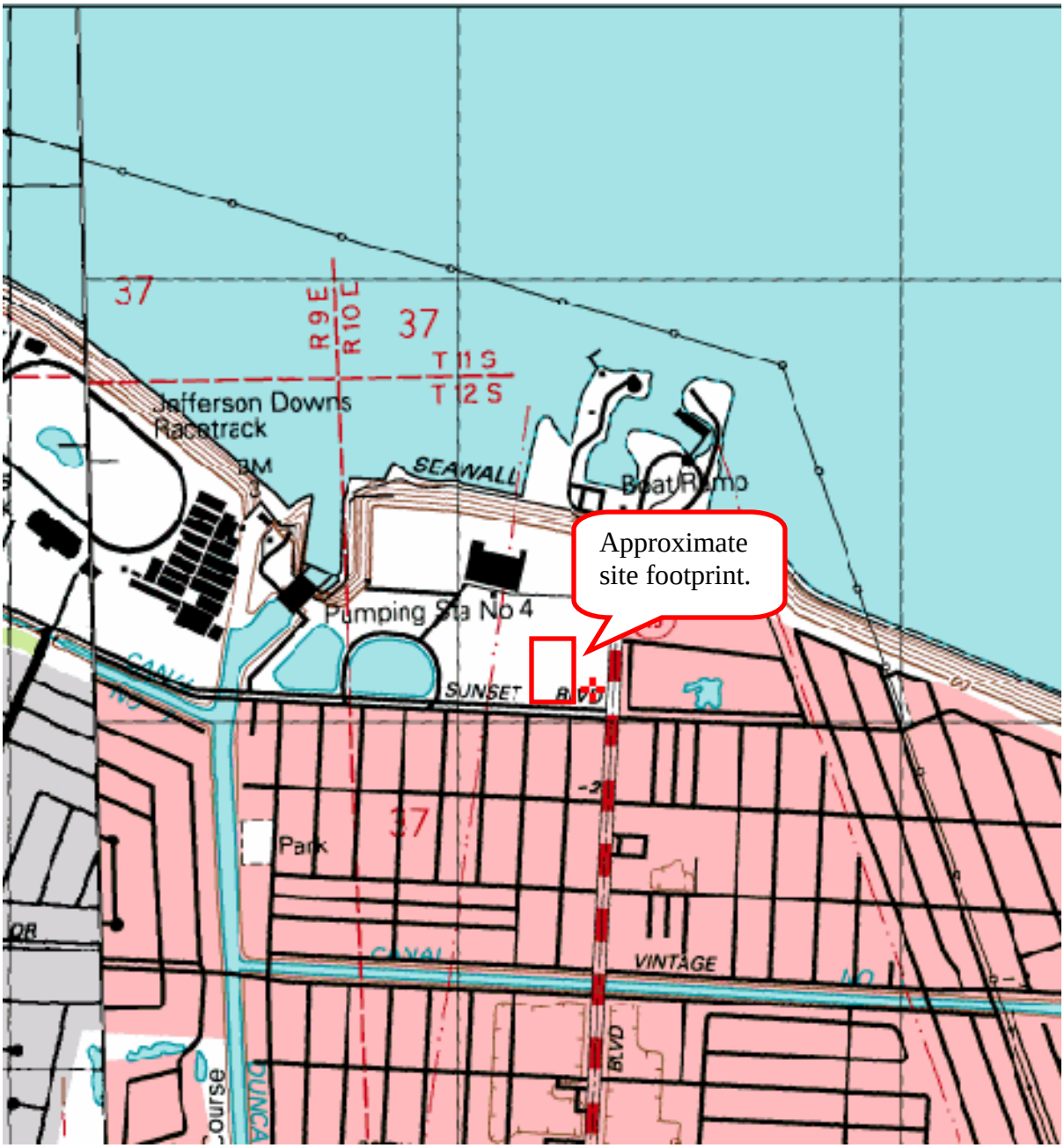
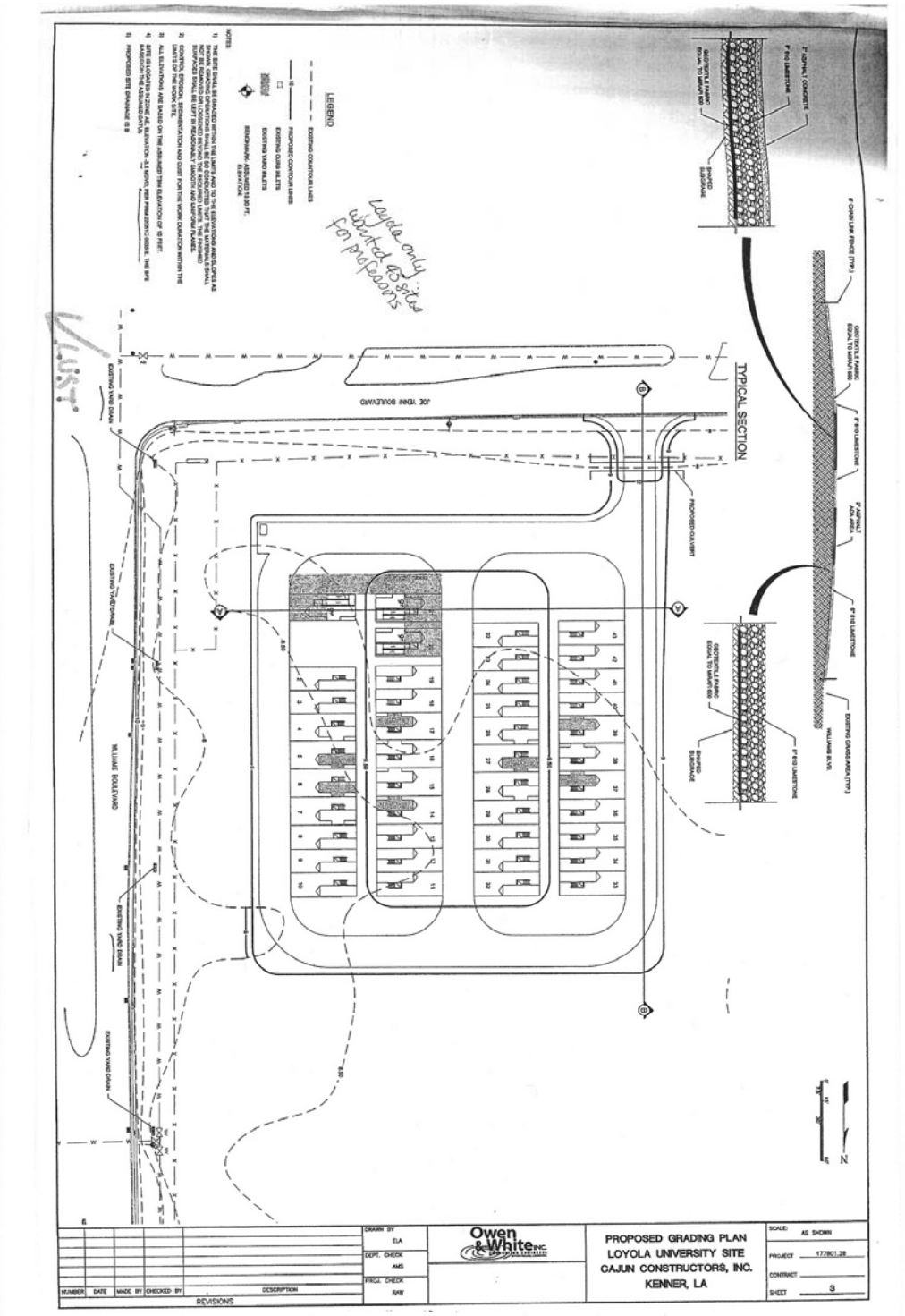


Figure 3. Photographs of the site.

Figure 4. Preliminary site design (Owens and White, December 3, 2005).



Appendix 1. Finding of No Significant Impact

U.S. Department of Homeland Security
FEMA Region 6
FEMA-1603/1607-DR-LA
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FEMA

DRAFT

FINDING OF NO SIGNIFICANT IMPACT
EMERGENCY TEMPORARY HOUSING PROJECT
LOYOLA UNIVERSITY PROPERTY TEMPORARY HOUSING SITE,
JEFFERSON PARISH, LOUISIANA 70065
FEMA-1603/1607-DR-LA

As a result of damages from Hurricane Katrina on August 29, 2005 and Hurricane Rita on September 24, 2005, the Federal Emergency Management Agency (FEMA) was authorized under two Presidential disaster declarations (FEMA-1603-DR-LA; FEMA-1607-DR-LA) to provide Federal assistance to designated disaster areas in Louisiana. Section 408 of the Stafford Act authorizes FEMA's Individual Assistance (IA) Program to provide emergency temporary housing for disaster victims whose homes are uninhabitable. There are insufficient rental units available to house displaced disaster victims. The use of hotel rooms, shelters, or staying with family/friends is only appropriate for a very limited time period. In response to this need, FEMA is proposing to build emergency disaster group housing for residents in Jefferson Parish.

In order to implement its IA Program in a timely and effective manner, FEMA proposed an expedited process to assess the potential environmental impacts of building emergency temporary housing for displaced disaster victims. An Environmental Assessment (EA), dated December 27, 2005 was prepared pursuant to the National Environmental Policy Act (NEPA), the President's Council on Environmental Quality regulations implementing NEPA (40 CFR Parts 1500-1508), and FEMA regulations for NEPA compliance (44 CFR Part 10). The EA's purpose is to analyze and document the proposed alternative's potential environmental impacts, serve as a vehicle to document compliance with applicable state and federal laws and regulations, and to determine whether to prepare an Environmental Impact Statement (EIS) or a Finding of No Significant Impact (FONSI). The EA is hereby incorporated by reference.

The proposed site, known as Loyola University Property, is located in the northwest quadrant of the intersection of Williams and Joe Yenni Boulevards in Kenner, Louisiana. The adjacent city blocks to the east, southeast, and south are all residential homes or apartments. FEMA contractors have been tasked with constructing a new travel trailer park (hereafter "Park") of approximately 43 units for the exclusive use of Loyola University's faculty, staff and family. The land would be leased by the General Service Administration. At this time, Park occupancy is expected to not exceed 18 months. New utilities would be installed, including connecting potable water and electrical service to existing infrastructure. A gravity flow sanitary sewer system would collect and transport the Park effluent to existing parish utility lines. Access is proposed from Joe Yenni Boulevard. Site preparation would include mowing and placing crushed limestone atop geotextile fabric. Geotextile fabric and limestone rock would be used for the interior roadways and trailer pads. The only cut proposed is open-trenching for the water and sewer corridors. The corridors would be returned to pre-construction contours. The remaining disturbed area would be seeded following grading activities. A safety fence would be installed and maintained around the Park perimeter. When the temporary housing need has ended, FEMA expects that the trailers would be hauled from the site, to suitable locations elsewhere (to be determined on case-by-case basis). The Park site would then be seeded and restored to previous conditions, to the extent practicable, and/or used by the landowner in a manner consistent with parish zoning classification.

The public comment period for the Draft EA will be from December 27 to 29, 2005 with notice published in the *Times Picayune* and on FEMA's web site at http://www.fema.gov/ ehp/docs.shtm.

FINDINGS

FEMA has made the following determinations from the information contained in the Loyola University Temporary Housing Project EA:

The above described action will not result in any significant adverse impacts related to geology and soils; hydrology and floodplains; wetlands and jurisdictional waters of the U.S.; water quality; air quality; vegetation and wildlife; state and federally listed threatened and endangered species; cultural resources; socioeconomics (including minority and low income populations); safety and security; hazardous materials and toxic wastes; and traffic and transportation. The proposed alternative has been reviewed and, to the best of our knowledge, does not have the potential for significant cumulative effects when combined with past, present, and reasonably foreseeable future actions in accordance with 44 CFR Part 10.8 (d)(3)(x).

The following summarizes much of what is outlined in the mitigation column of Table 1 of the EA and are the conditions that must be met as part of implementing this proposed action alternative:

1. Construction contractor is required to obtain and comply with all applicable local, parish, state and federal laws, ordinances and permits (or applicable waivers). This may include, but is not limited to, U.S. Army Corps of Engineers permits (e.g., levee permits), stormwater construction permits (e.g., a Louisiana Pollution Discharge Elimination System permit), Louisiana Department of Health and Hospitals permits, Louisiana Department of Environmental Quality permits, and meeting codes and standards for utility hookups, housing, and the National Fire Code.

2. Preparing (clearing and grading) of the proposed temporary emergency housing site will require removal of vegetation and may increase short-term soil erosion. Appropriate erosion control measures will be used during construction, including the use of best management practices (e.g., installation of silt fences and straw bales), to reduce soil erosion and sedimentation. If fill is stored on site, the contractor is required to appropriately cover it to prevent erosion.

3. In order to control stormwater runoff, the contractor will be required to design drainage features so that flows will not flood Park residents or surrounding properties during storm events. The drainage system will be required to meet local and Parish requirements, including the acquisition of easements if applicable.

4. To minimize dust particles, area soils, gravel for roads and housing pads would be wetted and/or treated periodically with a commercially available product approved for use in residential areas.

5. Any debris located on the project site would be removed and disposed of by the construction contractor prior to occupancy.

6. In accordance with the National Historic Preservation Act, if unanticipated historic or cultural materials are discovered during construction, all construction activities shall immediately cease within 100 feet of the materials until their cultural affiliation and ultimate disposition are determined in consultation with the Louisiana State Historic Preservation Office, FEMA Environmental Liaison Officer and other interested parties.

7. If necessary, the following noise reduction measures should be considered: (1) restricting the 24-hour schedule to the first two weeks of construction; (2) using a 7 A.M. to 7 P.M. construction schedule; (3) completing construction closest to adjoining residents first; and (4) completing noisier activities during the day if a 24-hour schedule is used.

8. If any hazardous materials are found during construction or Park occupation, all hazardous materials shall be remediated, abated, or disposed of as appropriate, and otherwise handled in accordance with applicable local, state, and federal laws and regulations.

9. The contractor will post appropriate signage and fencing to minimize potential adverse public safety concerns. Appropriate signage and barriers should be in place prior to construction activities in order to alert pedestrians and motorists of project activities and traffic pattern changes.

10. This site is located in the floodplain and must accordingly comply with the minimum requirements of the National Flood Insurance Program as outlined in 44 CFR Part 60. Coordination must be done with the parish floodplain administrator to ensure compliance with the NFIP as administered in the local floodplain ordinance, which may be more stringent than the NFIP's minimum requirements, including issuance of appropriate permitting.

11. Per 44 CFR 9.11(d)(8), minimization standards, existing flood warning and preparedness plans should be amended in consideration of the proposed action to minimize the effect of floods on human health, safety and welfare. This includes giving special consideration to unique hazard potential such as rapid-rise from a future flash flood. An evacuation plan that includes written evacuation procedures for the temporary housing site occupants must be prepared, posted and made available to them.

12. Once the temporary housing need has ended, the site would be seeded and restored to previous conditions to the extent practical and/or used by the landowner in a manner consistent with local zoning. This may include a requirement to use native species to revegetate the site. Informal consultation with state and federal resource agencies will ensure that the project does not adversely impact regional species diversity.

CONCLUSIONS

Based upon the incorporated EA, and in accordance with Presidential Executive Orders 12898 (Environmental Justice), 11988 (Floodplain Management), and 11990 (Wetland Protection), FEMA has determined that the proposed action implemented with the conditions and mitigation measures outlined above and in the EA will not have any significant adverse effects on the quality of the natural and human environment. As a result of this FONSI, an Environmental Impact Statement will not be prepared (44 CFR Part 10.8) and the proposed action alternative as described in the EA may proceed.

APPROVE:

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Donald R. Fairley, REM Date
Environmental Liaison Officer
FEMA- DR-LA-1603/1607

_____

Stephen DeBlasio Date
Housing Officer
FEMA- DR-LA-1603/1607

_____

Scott Wells Date
Federal Coordinating Officer
FEMA- DR-LA-1603/1607

CONCUR:

_____

Scott Armey Date
Regional Administrator
General Services Administration