

## Environmental Assessment and Compliance Findings for the Related Laws

U.S. Department of Housing and Urban Development

1. Project Number	064-98013
HUD Program	202
2. Date Received	08/17/2010

RMS: HI-00487R

Findings and Recommendations are to be prepared after the environmental analysis is completed. Complete items 1 through 15 as appropriate for all projects. For projects requiring an environmental assessment, also complete Parts A and B. For projects categorically excluded under 24 CFR 50.20, complete Part A. Attach notes and source documentation that support the findings.

3. Project Name and Location (Street, City, County, State) St. Bernard Manor II 4929 York Street Metairie, LA 70001	4. Applicant Name and Address (Street, City, State, Zip Code), and Phone St. Bernard II 1000 Howard Avenue Suite 100 New Orleans, LA 70013
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5. <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Other If Other, explain.	6. Number of Dwelling Units: <u>82</u> Buildings: <u>1</u> Stories: <u>5</u> Acres: _____	7. Displacement <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If Yes, explain. Hurricane Katrina
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8.  New Construction  Rehabilitation  Other  
(if Other, explain)

9. Has an environmental report (Federal, State, or local) been used in completing this form?  No  Yes  
If Yes, identify: \_\_\_\_\_

11. Environmental Finding (check one)  
 Categorical exclusion is made in accordance with § 50.20 or  
 Environmental Assessment and a Finding of No Significant Impact (FONSI) is made in accordance with § 50.33 or  
 Environmental Assessment and a Finding of Significant Impact is made, and an Environmental Impact Statement is required in accordance with §§ 50.33(d) and 50.41.

10. Planning Findings. Is the project in compliance or conformance with the following plans?

Local Zoning	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Coastal Zone	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Air Quality (SIP)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable

Explain any "No" answer: \_\_\_\_\_

Are there any unresolved conflicts concerning the use of the site?  
 No  Yes (explain): \_\_\_\_\_

Project is recommended for approval (List any conditions and requirements)  Project is recommended for rejection (State reasons)

Based on the HUD DNL Calculator, the expected noise level at the project site is 78 dB. Noise attenuation features would be needed to reduce interior noise levels. These features will be included in the design phase and implemented during construction.

12. Preparer (signature) Rachel A. Keane <small>Digitally signed by Rachel A. Keane DN: cn=Rachel A. Keane, o=Environmental Services, ou=PSI Inc., email=rachel.keane@pskia.com, c=US Date: 2010.08.23 09:47:26 -0500</small>	Date 08/23/2010	13. Supervisor (signature)	Date
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14. Comments by Environmental Clearance Officer (ECO) (required for projects over 200 lots/units)

ECO (signature) X	Date
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15. Comments (if any) by HUD Approving Official

HUD Approving Official (signature) X	Date
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**Part A. Compliance Findings for §50.4 Related Laws and Authorities**

§ 50.4 Laws and Authorities	Project is in Compliance		Source Documentation and Requirements for Approval
	Yes	No	
16. Coastal Barrier Resources	✓		<a href="http://www.fws.gov/habitatconservation/coastal_barrier.html">www.fws.gov/habitatconservation/coastal_barrier.html</a>
17. Floodplain Management (24 CFR Part 55)	✓		In 100-year floodplain. 8-Step process complete
18. Historic Preservation (36 CFR Part 800)	✓		No impacts per SHPO letter dated 7/28/2010
19. Noise Abatement (24 CFR Part 51 Subpart B)	✓		HUD DNL Calculator estimate 78 dB, noise attenuation will reduce interior noise levels
20. Hazardous Operations (24 CFR Part 51 Subpart C)	✓		Per Phase I, no facilities in vicinity
21. Airport Hazards (24 CFR Part 51 Subpart D)	✓		Outside designated distances, confirmed outside airports in the area
22. Protection of Wetlands (E. O. 11990)	✓		No wetland per NWI map
23. Toxic Chemicals & Radioactive Materials (§ 50.3(i))	✓		Per Phase I, no facilities in vicinity.
24. Other § 50.4 authorities (e.g., endangered species, sole source aquifers, farmlands protection, flood, insurance, environmental justice)	✓		<a href="http://epa.gov">http://epa.gov</a> , letter from USFWS 7/15/2010, <a href="http://websoilsurvey.nrcs.usda.gov">http://websoilsurvey.nrcs.usda.gov</a> , <a href="http://ceqasys.gov">http://ceqasys.gov</a>

**Part B. Environmental/Program Factors**

Factors	Anticipated Impact/Deficiencies			Source Documentation and Requirements for Approval
	None	Minor	Major	
25. Unique Natural Features and Areas	✓			Site reconnaissance, letters from USFWS & LDWF
26. Site Suitability, Access, and Compatibility with Surrounding Development	✓			Site reconn - Project area surrounded by mixed commercial and residential development
27. Soil Stability, Erosion, and Drainage	✓			<a href="http://websoilsurvey.nrcs.usda.gov">http://websoilsurvey.nrcs.usda.gov</a>
28. Nuisances and Hazards (natural and built)	✓			Phase I ESA, Site Recon - no hazards noted
29. Water Supply / Sanitary Sewers	✓			<a href="http://www.jeffparish.net">http://www.jeffparish.net</a>
30. Solid Waste Disposal	✓			Per Metairie Manor manager, disposal provided by River Parish Disposal
31. Schools, Parks, Recreation, and Social Services	✓			<a href="http://www.jeffparish.net">http://www.jeffparish.net</a> , site manager provided information regarding on-site activities
32. Emergency Health Care, Fire and Police Services	✓			<a href="http://www.jeffparish.net">http://www.jeffparish.net</a> (sheriff, fire, and EMS)
33. Commercial / Retail and Transportation	✓			<a href="http://www.jeffparish.net">http://www.jeffparish.net</a> (JET public transit), site manager provided transportation information provided by
34. Other				

# Sample Field Notes Checklist

Project Number 064-98013	HUD Program 202
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Project Name:  
**St. Bernard Manor II**

Location (street, city, county/State, & zip code)  
**4929 York Street, Metairie, LA 70001**

Number of Dwelling Units 82	Project site is in a location described as
<input checked="" type="checkbox"/> New construction <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Central city <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Infill urban development <input type="checkbox"/> In developing rural area <input type="checkbox"/> In undeveloped area

**Note to Reader:** An Environmental Assessment (EA) is a concise public document that a Federal agency must prepare in order to comply with the National Environmental Policy Act (NEPA) and the related Federal environmental laws and authorities. The EA must support decision making process and provide a clear rationale, justification, and documentation for ratings assigned.

## Instructions

It is recommended that this checklist be used by HUD staff who prepare the Environmental Assessment (EA; form HUD-4128). It will constitute full documentation for many factors on the EA, and partial documentation for others. It will avoid narrative reports and expedite the environmental review process. This checklist, which is a slightly revised version of Appendix C of Handbook 1390.2, should be used pending revision of Handbook 1390.2.

The number for each checksheet topic is the number that appears on form HUD-4128. Also, each checklist title/heading is followed by a reference to where the topic appears in the current Handbook 1390.2.

Before the site visit, review the Phase I and all background information submitted with the application (if applicable). During the site visit, the preparers of form HUD-4128 are to: (i) answer all relevant questions on this checklist; (ii) use the spaces provided for comments to include supplemental information as well as to record any recommended mitigation measures or requirements for project approval; (iii) key your answers to the relevant questions (using additional sheets of paper to provide more detailed information); and (iv) use the spaces provided for source documentation to cite the information source used (e.g., title of

a technical report, map, or special study; site inspection/field observation; name and location of the qualified data source(s) that provided the information, for example, the local planning agency, the local housing and/or community development agency, the State environmental protection agency, the State Historic Preservation Officer, or other qualified data source.)

Preparers are to obtain and use, as appropriate, any environmental report (Federal, State, or local) that may have already been prepared for the property or area in which the property is located.

Several different types of maps will be useful in completing the review, such as the project plan or plot map, a location map showing major features and facilities in the vicinity, the USGS topographic map and FEMA flood map for the site area, and zoning/land use maps. *Many of the conditions can and should be recorded directly on the project plan.* Distances to major features and facilities (e.g., schools and fire stations) and a description of the surrounding area are examples. The plan can then be referenced as "source documentation" on form HUD-4128.

## 9. Environmental Report

List the Federal, State, or local agencies contacted to obtain their existing environmental reports and other data for the HUD environmental review for the proposed project.

SHPO, USFWS, LWDF, LDEQ, LDNR - CMD, EPA-Groundwater Division, EPA-6ENXP

List the major reports obtained. (attach the report(s) or otherwise list the title, author, publication date)

None

## 10. Planning Findings

Is the project in compliance or conformance with the local zoning?

Yes     No     Not Applicable    If No or Not Applicable, explain.

Is the project located within a coastal management zone (CZM)?

Yes     No     Not Applicable

If your answer is Yes, the State Coastal Zone Management (CZM) Agency must make a finding that the project is consistent with the approved State CZM program.

Is the State's finding attached to this checksheet?

Yes     No

Is the project in compliance with the air quality State Implementation Plan (SIP)?

Yes     No     Not Applicable

Comments:

Project area in attainment with NAAQS for criteria pollutants; confirmed by LDEQ letter dated 07/15/2010.

Source documentation:

(<http://www.deq.louisiana.gov>)

Are there any unresolved conflicts concerning the use of the site?

Yes  No If your answer is Yes, briefly explain:

**16. Coastal Barrier Resources**

Is the project located within a coastal barrier designated on a current FEMA flood map or Department of Interior coastal barrier resources map?

Yes  No If your answer is Yes, the law prohibits Federal funding of projects in designated coastal barriers.

**17. Flood Management (24 CFR Part 55) (see CF 3 and 4 of Handbook 1390.2)**

Is the project located within a floodplain designated on a current FEMA flood map?

Yes  No Identify FEMA flood map used to make this finding:

Community Name and Number: LA Mapping Project DFIRM

Map Panel Number and Date of Map Panel: <http://www.lamappingproject.com/>

If your answer is Yes, use § 55.12 and the floodplain management decisionmaking process (§ 55.20) to comply with 24 CFR Part 55.

Comments:

8-Step Process completed (public notices published 5/6/2010 and 5/26/2010).

Source documentation: (attach § 55.20 analysis)

8-Step Process and proof of publication attached.

**18. Historic Preservation (see CF 2 of Handbook 1390.2)**

Has the SHPO been notified of the project and requested to provide comments?

Yes  No

Is the property listed on or eligible for listing on the National Register of Historic Places?

Yes  No

Is the property located within or directly adjacent to an historic district?

Yes  No

Does the property's area of potential effects include an historic district or property?

Yes  No

If your answer is Yes to any of the above questions, consult with the State Historic Preservation Officer (SHPO) and comply with 36 CFR part 800.

Has the SHPO been or is being advised of HUD's finding?

Yes  No

Comments:

Source documentation:

Letter from SHPO dated 7/28/2010

**19. Noise Abatement (see CF 1 of Handbook 1390.2)**

Is the project located near a major noise source, i.e., civil airports (within 5 miles), military airfields (15 miles), major highways or busy roads (within 1000 feet), or railroads (within 3000 feet)?

Yes  No If your answer is Yes, comply with 24 CFR 51, Subpart B which requires a noise assessment for proposed new construction. Use adopted DNL contours if the noise source is an airport.

Comments:

Noise assessment completed using HUD DNL Calculator. Expected DNL of 78 dB. Noise attenuation will be required.

Source documentation: (attach NAG worksheets)

Calculation attached.

**20. Hazardous Industrial Operations** (see CF 5 of Handbook 1390.2)

Are industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline or other storage tanks adjacent to or visible from the project site?

Yes  No If your answer is Yes, use HUD Hazards Guide and comply with 24 CFR Part 51, Subpart C.

Comments:

Source documentation: (attach ASD worksheets)

No sites noted per Phase I ESA.

**21. Airport Hazards** (see CF 5 of Handbook 1390.2)

Is the project within 3,000 feet from the end of a runway at a civil airport?

Yes  No

Is the project within 2-1/2 miles from the end of a runway at a military airfield?

Yes  No If your answer is Yes to either of the above questions, comply with 24 CFR Part 51, Subpart D.

Comments:

Source documentation:

Google Earth

**22. Protection of Wetlands** (E.O. 11990) (see CF 3 and 4 of Handbook 1390.2)

Are there drainage ways, streams, rivers, or coastlines on or near the site?

Yes  No

Are there ponds, marshes, bogs, swamps or other wetlands on or near the site?

Yes  No

For projects proposing new construction and/or filling, the following applies:

Is the project located within a wetland designated on a National Wetlands Inventory map of the Department of the Interior (DOI)?

Yes  No If your answer is Yes, E.O. 11990, Protection of Wetlands, discourages Federal funding of new construction or filling in wetlands and compliance is required with the wetlands decisionmaking process (§ 55.20 of 24 CFR Part 55. Use proposed Part 55 published in the Federal Register on January 1, 1990 for wetland procedures).

Comments:

Source documentation: (attach § 55.20 analysis for new construction and/or filling)

<http://www.fws.gov/wetlands/Data/Mapper.html>

**23. Toxic Chemicals and Radioactive Materials** (see CF 5 of Handbook 1390.2)

Has a Phase I (ASTM) Report been submitted and reviewed?

Yes  No If your answer is No, is a Phase I (ASTM) report needed?

Yes  No

Are there issues that require a special/specific Phase II report before completing the environmental assessment?

Yes  No

Is the project site near an industry disposing of chemicals or hazardous wastes?

Yes  No

Is the site listed on an EPA Superfund National Priorities or CERCLA, or equivalent State list?

Yes  No

Is the site located within 3,000 feet of a toxic or solid waste landfill site?

Yes  No

Does the site have an underground storage tank?

Yes  No

If your answer is Yes to any of the above questions, use current techniques by qualified professionals to undertake investigations determined necessary and comply with § 50.3(i).

Are there any unresolved concerns that could lead to HUD being determined to be a Potential Responsible Party (PRP)?

Yes  No

Comments:

Source documentation: (attach Phase I (ASTM) Report)

**24. Other**

**a. Endangered Species** (see EF 3.4 of Handbook 1390.2)

Has the Department of Interior list of Endangered Species and Critical Habitats been reviewed?

Yes  No

Is the project likely to affect any listed or proposed endangered or threatened species or critical habitats?

Yes  No If your answer is Yes, compliance is required with Section 7 of the Endangered Species Act, which mandates consultation with the Fish and Wildlife Service in order to preserve the species.

Comments:

Letter from USFWS and LDWF confirms no impacts to T&E or critical habitats

Source documentation

Letter attached

**b. Sole Source aquifers**

Will the proposed project affect a sole source or other aquifer?

Yes  No

Comments

No sole source aquifers designated for that area

Source documentation

<http://www.epa.gov/region6/water/swp/ssa/maps.htm>

**c. Farmlands Protection** (see EF 3.3 of Handbook 1390.2)

If the site or area is presently being farmed, does the project conform with the Farmland Protection Policy Act and HUD policy memo?

Yes  No If your answer is Yes, compliance is required with 7 CFR Part 658, Department of Agriculture regulations implementing the Act.

Comments:

Area not farmed, soils not designated as prime farmland

Source documentation:

<http://websoilsurvey.nrcs.usda.gov>

**d. Flood Insurance**

Is the building located or to be located within a Special Flood Hazard Area identified on a current Flood Insurance Rate Map (FIRM)?

Yes  No If your answer is Yes, flood insurance protection is required for buildings located or to be located within a Special Flood Hazard Area as a condition of approval of the project. In addition, compliance with § 55.12 and the floodplain management decisionmaking process (§ 55.20) is required (refer to item #17 above). Document the map used to determine Special Flood Hazard Area in above item #17 pertaining to community name and number, map panel number and date of map panel.

**e. Environmental Justice**

Is the project located in a predominantly minority and low-income neighborhood?

Yes  No

Does the project site or neighborhood suffer from disproportionately adverse environmental effects on minority and low-income populations relative to the community-at-large?

Yes  No If your answer is Yes, compliance is required with E.O. 12898, Federal Actions to Address Environmental Justice.

Comments:

Source documentation: <http://www.census.gov>

**25. Unique Natural Features and Areas** (see EF 3.2 of Handbook 1390.2)

Is the site near natural features (i.e., bluffs or cliffs) or near public or private scenic areas?

Yes  No

Are other natural resources visible on site or in vicinity? Will any such resources be adversely affected or will they adversely affect the project?

Yes  No

Comments:

**26. Site Suitability, Access, and Compatibility with Surrounding Development** (see EF 1.1 and 1.3 of Handbook 1390.2)

Has the site has been used as a dump, sanitary landfill or mine waste disposal area?  Yes  No  
 Is there paved access to the site?  Yes  No  
 Are there other unusual conditions on site?  Yes  No

Is there indication of:	Yes	No		Yes	No
distressed vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	oil/chemical spills	<input type="checkbox"/>	<input checked="" type="checkbox"/>
waste material/containers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	abandoned machinery, cars, refrigerators, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
soil staining, pools of liquid	<input type="checkbox"/>	<input checked="" type="checkbox"/>	transformers, fill/vent pipes, pipelines, drainage structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
loose/empty drums, barrels	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Is the project compatible with surrounding area in terms of:

	Yes	No		Yes	No
Land use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building type (low/high-rise)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Height, bulk, mass	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building density	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Will the project be unduly influenced by:

	Yes	No		Yes	No
Building deterioration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transition of land uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Postponed maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Incompatible land uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Obsolete public facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate off-street parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Are there air pollution generators nearby which would adversely affect the site:

	Yes	No		Yes	No
Heavy industry	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Large parking facilities (1000 or more cars)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Incinerators	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heavy travelled highway (6 or more lanes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Power generating plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oil refineries	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cement plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other(specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:  
 Compatible with Jefferson Parish Comprehensive Plan

Source documentation:  
 Site reconnaissance, Phase I ESA

**27. Soil Stability, Erosion, and Drainage** (see EF 1.2 of Handbook 1390.2)

Slopes:  Not Applicable  Steep  Moderate  Slight

Is there evidence of slope erosion or unstable slope conditions on or near the site?  Yes  No

Is there evidence of ground subsidence, high water table, or other unusual conditions on the site?  Yes  No

Is there any visible evidence of soil problems (foundations cracking or settling, basement flooding, etc.) in the neighborhood of the site?  Yes  No

Have soil studies or borings been made for the project site or the area?  Yes  No  Unknown

Do the soil studies or borings indicate marginal or unsatisfactory soil conditions?  Yes  No

Is there indication of cross-lot runoff, swales, drainage flows on the property?  Yes  No

Are there visual indications of filled ground?  Yes  No

If your answer is Yes, was a 79(g) report/analysis submitted?  Yes  No

Are there active rills and gullies on site?  Yes  No

If the site is not to be served by a municipal waste water disposal system, has a report of the soil conditions suitable for on-site septic systems been submitted?  Yes  No  N.A.

Is a soils report (other than structural) needed?  Yes  No

Are structural borings or a dynamic soil analysis/geological study needed?  Yes  No

Comments:

Source documentation:  
 Site reconnaissance, <http://websoilsurvey.nrcs.usda.gov>

**28. Nuisances and Hazards** (see EF 1.3 and 1.4 of Handbook 1390.2)

Will the project be affected by natural hazards:

	Yes	No		Yes	No
Faults, fracture	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire hazard materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cliffs, bluffs, crevices	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wind/sand storm concerns	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Slope-failures from rains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Poisonous plants, insects, animals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unprotected water bodies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous terrain features	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Will the project be affected by built hazards and nuisances:

	Yes	No		Yes	No
Hazardous street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate screened drainage catchments	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dangerous intersection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazards in vacant lots	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Through traffic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chemical tank-car terminals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Inadequate separation of pedestrian/vehicle traffic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other hazardous chemical storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Children's play areas located next to freeway or other high traffic way	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High-pressure gas or liquid petroleum transmission lines on site	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Inadequate street lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Overhead transmission lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Quarries or other excavations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous cargo transportation routes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dumps/sanitary landfills or mining	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oil or gas wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Railroad crossing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Industrial operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Will the project be affected by nuisances:

	Yes	No	Yes	No
Gas, smoke, fumes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unsightly land uses	<input type="checkbox"/>
Odors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Front-lawn parking	<input type="checkbox"/>
Vibration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Abandoned vehicle	<input type="checkbox"/>
Glare from parking area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vermin infestation	<input type="checkbox"/>
Vacant/boarded-up buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Industrial nuisances	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Other (specify)	<input type="checkbox"/>

Comments:

Source documentation:

Site reconnaissance, Phase I ESA

**29. Water, Supply, Sanitary Sewers, and Solid Waste Disposal** (see EF 2.1, 2.2, and 2.4 of Handbook 1390.2)

Is the site served by an adequate and acceptable:

water supply

Yes  No  Municipal  Private

sanitary sewers and waste water disposal systems

Yes  No  Municipal  Private

trash collection and solid waste disposal

Yes  No  Municipal  Private

If the water supply is non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies?

Yes  No

If the sanitary sewers and waste water disposal systems are non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies?

Yes  No

Comments:

Source documentation:

Information provided by Metairie Manor management, <http://www.jeffparish.net>

**31. Schools, Parks, Recreation, and Social Services** (see U/EF 4, 5, and 6 of Handbook 1390.2)

Will the local school system have the capability to service the potential school age children from the project?

Yes  No

Are parks and play spaces available on site or nearby?

Yes  No

Will social services be available on site or nearby for residents of the proposed project?

Yes  No

Comments:

Source documentation:

Information provided by Metairie Manor management, <http://www.jeffparish.net>

**32. Emergency Health Care, Fire and Police Services** (see U/EF 7, 8, and 9 of Handbook 1390.2)

Are emergency health care providers located within reasonable proximity to the proposed project?

Yes  No Approximate response time: see comments

Are police services located within reasonable proximity to the proposed project?

Yes  No Approximate response time: see comments

Is fire fighting protection  municipal  volunteer adequate and equipped to service the project?

Yes  No Approximate/estimated response time: see comments

Comments:

Sheriff Department 911 service could not provide exact times; emergency services would be dispatched immediately, routine calls - 15 minutes, Fire Station 15 within 1 mile

Source documentation:

<http://www.jeffparish.net>

**33. Commercial/Retail and Transportation** (see U/EF 10 and 11 of Handbook 1390.2)

Are commercial/retail shopping services nearby?

Yes  No

Is the project accessible to employment, shopping and services by

public transportation or  private vehicle?

Is adequate public transportation available from the project to these facilities?

Yes  No

Are the approaches to the project convenient, safe and attractive?

Yes  No

**11. Conditions and Requirements for Approval**

Are mitigation measures required?

Yes  No

If your answer is Yes, list and describe:

Noise attenuation features will be required.

Brief Description of the Project:

The proposed project includes the relocation of the St. Bernard II senior living facility from its former location at 2440 Archbishop Hannon Boulevard, Meraux, St. Bernard Parish, Louisiana to Metairie Manor at 4929 York Street, Metairie, Jefferson Parish, Louisiana. The area proposed for the construction is a vacant, grass-covered parcel of land within the existing footprint of the Metairie Manor facility. The new facility will consist of one, five-story building and will provide an additional 82 residential units. Once complete, the building will be called Metairie IV.

Field Inspection on (date) 07/06/2010

By (signature) Rachel A. Keane

Digitally signed by Rachel A. Keane  
DN: cn=Rachel A. Keane, o=Environmental Services,  
ou=PSI Inc., email=rachel.keane@psiusa.com, c=US  
Date: 2010.08.23 09:46:48 -0500

DEPARTMENT OF HOUSING  
AND  
URBAN DEVELOPMENT  
ENVIRONMENTAL REVIEW

For

ST. BERNARD II/METAIRIE IV  
4929 YORK STREET  
METAIRIE, JEFFERSON PARISH,  
LOUISIANA

Prepared for

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Jefferson, Louisiana 70121  
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PSI Project No.: 0255217

August 13, 2010



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Rachel A. Keane  
Project Scientist

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Swain D. Munson  
Principal Consultant

# Compliance Documentation Checklist

## 24 CFR 58.6

**PROJECT NAME / DESCRIPTION:** St. Bernard II/Metairie IV – Christopher Homes, Inc: Metairie Manor, 4929 York Street, Metairie, Jefferson Parish, Louisiana. Proposed relocation and construction of the St. Bernard II senior residential development to Metairie Manor. The proposed project will add 85 residential units to Metairie Manor.

**Refer to APPENDIX A for Project Location Map**

**Level of Environmental Review Determination:** (4) Environmental Assessment per §58.36 Select One: (1) Exempt per 24 CFR 58.34, or (2) Categorically Excluded not subject to statutes per § 58.35(b), or (3) Categorically Excluded subject to statutes per § 58.35(a), or (4) Environmental Assessment per § 58.36, or (5) EIS per 40 CFR 1500

**STATUTES and REGULATIONS listed at 24 CFR 58.6**

### FLOOD DISASTER PROTECTION ACT

1. Does the project involve acquisition, construction or rehabilitation of structures located in a FEMA-identified Special Flood Hazard?

No; Cite Source Documentation:

Yes; Source Documentation: FEMA Prelim DFIRM (www.lamappingproject.com) – Appendix B

2. Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)? **Appendix B**

Yes (Flood Insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost. A copy of the flood insurance policy declaration must be kept on file).

No (**Federal assistance may not be used in the Special Flood Hazards Area**).

### COASTAL BARRIERS RESOURCES ACT

1. Is the project located in a coastal barrier resource area?

No; Cite Source Documentation: http://www.fws.gov/habitatconservation/coastal\_barrier.html (This element is completed).

Yes – **Federal assistance may not be used in such an area.**

### AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES DISCLOSURES

1. Does the project involve the sale or acquisition of existing property within a Civil Airport's Runway Clear Zone or a Military Installation's Clear Zone?

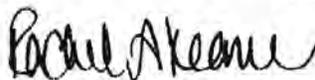
No; Source Documentation: Project 2,500 and 8,000 feet from civil and military runways respectively. Project area out of Clear Zone per map of Louis Armstrong Airport and NAS(see Appendix B). Confirmed out of Clear Zone for Lakefront Airport by airport staff (see Appendix C).

Project complies with 24 CFR 51.303(a)(3).

Yes; **Disclosure statement must be provided** to buyer and a copy of the signed disclosure must be maintained in this Environmental Review Record

Prepared by (name and title, please print): Rachel A. Keane, PSI Inc, Project Scientist  
*On behalf of Christopher Homes, Inc.*

Signature:



Date:

August 13, 2010

# Environmental Assessment Checklist

Impact Categories	IMPACT ANTICIPATED			REQUIRES MITIGATION OR MODIFICATION	NOTE CONDITIONS AND/OR SOURCE DOCUMENTATION THAT SUPPORTS FINDING
	NONE	MINOR	MAJOR		REFERENCE NOTES
<b>Socioeconomic</b>					
Demographic Character Changes	X				<a href="http://www.census.gov">www.census.gov</a> No adverse impacts expected.
Displacement	X				Project area is currently grass-covered, vacant land. No additional property will be purchased for the project.
Employment and Income Patterns	X				<a href="http://www.census.gov">www.census.gov</a> No adverse impacts expected. Project will have positive impact on employment (i.e. providing jobs for building maintenance, management, etc)
<b>Community Facilities and Services.</b>					
Educational Facilities	X				Jefferson Parish School system offers adult GED and literacy programs. Reduced tuition for seniors offered at higher education facilities.
Commercial Facilities	X				Commercial and retail facilities readily accessible along the W. Napoleon Ave. and Clearview Pkwy corridors.
Health Care	X				Health care facilities readily accessible. Closest are Tulane-Lakside (0.5 mi), Riveroaks and Oschner Elmwood (3.3 mi), LSU Interim (7.0 mi).
Social Services	X				Social services readily available at various locations throughout the city.
Solid Waste	X				<a href="http://www.jeffparish.net/index.cfm?DocID=1167">http://www.jeffparish.net/index.cfm?DocID=1167</a> Waste disposal provided by Jefferson.
Waste Water	X				Sewer system established in project location. Service provided by Jefferson Parish
Storm Water	X				Storm water system established in project location. Service provided by Jefferson Parish.
Water Supply	X				Water supply established in project location. Service provided by Jefferson Parish.
Public Safety	Police	X			Police services provided by the Jefferson Parish Sheriff. Officer makes regular visits to lecture about safety. Overnight guard service also on site year round.
	Fire	X			Jefferson Parish Fire Station 15 is 1.0 mile from project site.
	Emergency Medical	X			Emergency medical transport provided by the Parish. Emergency room available at various locations.
Open Space and Recreation	Open Space	X			Open space accessible on site and by vehicular transportation. Public transportation available.
	Recreation	X			Programs offered by the Parish and by Metairie Manor. Public transportation available.
	Cultural Facilities	X			Cultural facilities accessible by vehicular transportation. Public transportation available.
Transportation	X				Regular public transportation routes are established for the area (E-8 Line). Half-price fares offered to seniors. Transportation also provided by Metairie Manor.

## Environmental Assessment Checklist

Impact Categories	IMPACT ANTICIPATED			REQUIRES MITIGATION OR MODIFICATION	NOTE CONDITIONS AND/OR SOURCE DOCUMENTATION THAT SUPPORTS FINDING  REFERENCE NOTES
	NONE	MINOR	MAJOR		
<b>Natural Features</b>					
Water Resources	X				No sole source aquifers or Wild Scenic Rivers located in or around project.
Surface Water	X				No surface water located on project area. Lake Pontchartrain is the closest surface water. Adverse impacts unlikely.
Floodplains	X				Located in 100-year floodplain per DFIRM from LA Mapping Project. <a href="http://www.lamappingproject.com/index.php">http://www.lamappingproject.com/index.php</a> 8-Step process completed. Project in compliance with EO 11988.
Wetlands	X				No wetland will be impacted by project per NWI map.
Coastal Zone	X				Project found to be exempt from CMD and CUP permit requirements.
Unique Natural Features and Agricultural Lands	X				Per NRCS Web Soil Survey, no prime farmland designated for project area.
Vegetation and Wildlife	X				No unique or rare vegetative or wildlife habitat will be impacted. USFWS and LDWF confirm no impacts to T&E (letters dated 7/15/10 and 7/16/10 respectively).

### Summary of Findings and Conclusions

Based on review of the available information and determinations from Federal and State agencies, overall impacts resulting from the proposed project are minor in nature and do not represent significant impacts. The project demonstrates consistency with the environmental standards and regulations pursuant to the National Environmental Policy Act (NEPA) and HUD guidelines. Therefore, the proposed project would qualify for a Finding of No Significant Impact (FONSI).

### Summary of Environmental Conditions

Overall impacts resulting from the proposed project are minor in nature and do not represent significant impacts. Noise impacts from construction activities on the surrounding community will be temporary and minor. The Day/Night Noise Level (DNL) in the area of the proposed project has been calculated to be approximately 78 dB which is considered to be unacceptable by HUD standards. Noise attenuation features will be required and incorporated into project plans due to the project's close proximity to major traffic thoroughfares. Once incorporated, the impact will be minimized and will not result in significant impacts.

## Environmental Assessment Checklist

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### ALTERNATIVES

Determine and describe possible alternatives to the proposed project, including the alternative of not implementing the project. The feasibility of each alternative and the reasons why each should be adopted or rejected should be discussed sufficiently to indicate that an adequate consideration of each alternative has occurred.

Alternative 1 – Proposed Action – The proposed action includes the relocation of the St. Bernard II senior living facility from its former location at 2440 Archbishop Hannon Boulevard, Meraux, St. Bernard Parish, Louisiana to Metairie Manor, Metairie, Jefferson Parish, Louisiana. Once complete, the new facility will be called Metairie IV. The St. Bernard II facility sustained significant damage from Hurricane Katrina including flooding and other storm damage. Christopher Homes, Inc. has elected to relocate this facility to Jefferson Parish to the existing Metairie Manor facility.

Alternative 2 – No-Action – The St. Bernard II facility would not be relocated and reconstructed at the Metairie Manor facility in Jefferson Parish. In addition, the St. Bernard II facility would not be reconstructed at its former location in St. Bernard Parish.

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COMPARATIVE ANALYSIS: Local and area-wide plans that demonstrate environmental considerations can serve as the context within which a comparison of alternative sites is made (i.e. by a project's consistency with the environmental criteria for site selection as may be established with such plans).

Christopher Homes, Inc. is committed to providing affordable housing for senior citizens in the greater New Orleans area. The purpose of the proposed action is to fulfill that commitment by providing affordable residential options to the community. While located in St. Bernard Parish, St. Bernard II facility sustained catastrophic damage from flooding and storm activity during Hurricane Katrina. The recovery of the surrounding area and municipal services was slow and hindered the ability of Christopher Homes, Inc. to fully realize the reconstruction of St. Bernard II at its St. Bernard parish location. The Metairie Manor facility, a facility owned and under the direction of Christopher Homes, Inc. did not sustain a significant amount of damage and did not flood during Hurricane Katrina. Metairie Manor currently has a vacant area of property within the existing facility foot print that could accommodate the proposed project. In addition, Metairie Manor has services and programs already in place that are specifically focused on the needs of seniors that could be easily extended to prospective residents. The proposed project has demonstrated an overall consistency with the environmental standards and regulations as required under NEPA and HUD guidelines. Further, selection of the No-Action alternative would fail to meet the purpose of the proposed action and does not meet the objectives of the Parish's Comprehensive Plan that encourages the development of housing opportunities for senior citizens.

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### Additional Studies Performed (Attach Study or Summary)

Phase I Environmental Site Assessment (July 2010). Please refer to **Appendix E**.

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**Mitigation Measures Needed:**

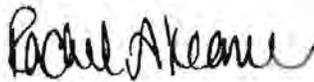
- **Noise Attenuation** – The project area is in close proximity to three major roadways; Transcontinental Drive, Napoleon Avenue, and Interstate 10. The projected DNL for the proposed project was calculated to be approximately 78 dB (75 dB and over is considered to be unacceptable). Per HUD noise abatement regulations and the HUD Noise Handbook, noise attenuation features (i.e., double-paned windows, interior and exterior insulation, etc.) are required to be incorporated into the project plans. Inclusion of noise attenuation features into the proposed project plan will minimize noise levels and no significant impacts will be realized.

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Environmental Assessment

## Environmental Assessment Checklist

1. Is project in compliance with applicable laws and regulations? Yes No
2. Is an EIS required? Yes No
3. Finding of No Significant Impact (FONSI) can be made. Project will not significantly affect the quality of the human environment. Yes No



Prepared By: Rachel A. Keane, PSI, Inc.  
*On Behalf of Christopher Homes, Inc.*

Title: Project Scientist

Date: August 13, 2010

Reviewed By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**CHECKLIST SUPPORT  
NARRATIVES**

## STATUTORY CHECKLIST SUPPORT NARRATIVE

### Historic Preservation

A letter dated July 2, 2010 was submitted to the State Historic Preservation Officer (SHPO) requesting a determination regarding potential impacts to historic properties resulting from the proposed project. A response from SHPO dated July 28, 2010 stated that "no historic properties will be affected by this undertaking". Copies of agency correspondence have been included in **Appendix C**.

### Floodplain Management

According to the Federal Emergency Management Agency (FEMA) Draft Flood Insurance Rate Maps (DFIRM) provided by the Louisiana Mapping Project (<http://www.lamappingproject.com/index.php>), the project area falls within an area designated as "Zone AE: 1 % Annual Chance Flood Hazard" with a designated base flood elevation of -4.5 feet above mean sea level. Based on this map, the project area is located in a 100-year floodplain. Please refer to **Appendix B** for a copy of the DFIRM map.

As such, the 8-Step Process as directed under *24 CFR 55.20 – Procedures for Making Determinations on Floodplain Management* must be completed. An initial notice was published in the Times-Picayune on May 6, 2010 to notify the public that the project was to be constructed in a floodplain. The 15-day public comment period ended on May 24, 2009. No comments or objections were received. Subsequent analysis required under the 8-Step Process determined that the project's placement in a floodplain was still practicable because the homes would be elevated at or above the FEMA recommended base flood elevations, the levee system in the project area has been re-established and therefore provides protection from the 100-year flood, and the majority of the area surrounding the proposed project location is also located within the 100-year floodplain. A second notice alerting the public to the decision to construct the project in a floodplain was published in the Times-Picayune on May 26, 2010. An additional 7-day comment period ended on June 3, 2009. No comments or objections were received. Pursuant to 24 CFR 552.0, the 8-step process was completed. Please refer to **Appendix D Floodplain Management 8-Step Process**.

### Wetland Protection

Review of the National Wetland Inventory Map (NWI), maintained by the U.S. Fish and Wildlife Service (USFWS), shows that wetland habitat is not mapped for the proposed project area. A copy of the NWI map has been included in **Appendix B**. In addition, a letter dated July 2, 2010 was submitted to the U.S. Army Corps of Engineers (USACE) regarding potential impacts to wetlands resulting from the proposed project. As of the date of this report, no response from the USACE has been received. However, based on the developed nature of the project site and the lack of wetland habitat mapped on the NWI map, no impacts to wetlands are expected as a result of constructing the proposed project. Copies of agency correspondence have been included in **Appendix C**.

### Coastal Management Zone Act

A letter was submitted to the Louisiana Department of Natural Resources (LDNR) Office of Coastal Restoration and Management – Consistency Division dated July 2, 2009. A response from LDNR – Consistency Division is pending. Based on a review of materials provided by LDNR, the project area lies within the boundaries designated as the Coastal Zone of Louisiana. As such, the proposed project may require a Coastal Use Permit (CUP) from LDNR. A Request for Determination regarding the need for a CUP was submitted to the LDNR via their online

Joint Application service on July 2, 2010. In a letter dated July 9, 2010, the LDNR stated the "the proposed activity is exempt and a Coastal Use Permit is not required." Copies of agency correspondence have been included in **Appendix C**.

#### Water Quality

Construction of the new senior residential units proposed for this project will likely require a Louisiana Pollutant Discharge Elimination System (LPDES) permit to account for stormwater discharges from the construction site. Best Management Practices, such as the use of silt fences and hay bales, will be required to reduce erosion and the discharge of sediments into surface waters. A letter dated July 2, 2010 was submitted to the U.S. Environmental Protection Agency (USEPA) – Region 6 for general comments. In a response letter dated July 8, 2010, the USEPA did not have any comment. Potable water will be supplied by Jefferson Parish. Infrastructure to convey water to the proposed development is already established in the project area. Potable water connections will be made to the existing system.

#### Sole Source Aquifers

Review of information provided by the USEPA – Region 6 website (<http://www.epa.gov/region6/water/swp/ssa/maps.htm>) indicates that the project area does not fall within a designated sole source aquifer system. A letter was submitted to the USEPA regarding potential impacts to sole source aquifers resulting from the proposed project dated July 2, 2010. In a letter dated July 13, 2010 the USEPA confirmed that the project area does not lie within the boundaries of a sole source aquifer system. The EPA concluded that the proposed project is "not eligible for review under the SSA program." A copy of the sole source aquifers designated in USEPA – Region 6 and agency correspondence has been included in **Appendix B** and **Appendix C** respectively.

#### Threatened and Endangered Species

Letters dated July 2, 2010 were submitted to the U.S. Fish and Wildlife Service (USFWS) and the Louisiana Department of Wildlife and Fisheries (LDWF) requesting information regarding potential impacts to threatened and endangered species resulting from the proposed project. In a letter dated July 15, 2010, the USFWS stated that the project "will have no effect on those resources." In addition, the LDWF stated "no impacts to rare, threatened, or endangered species or critical habitats are anticipated for the proposed project. No state or federal parks, wildlife refuges, scenic streams, or wildlife management areas are known at the specified site within Louisiana's boundaries" in a letter dated July 16, 2010. Copies of agency correspondence have been included in **Appendix C**.

#### Wild and Scenic Rivers

Based on a review of the National Wild and Scenic Rivers website (<http://www.rivers.gov/>) the closest wild and scenic river in Louisiana is Saline Bayou in the northern portion of the state, well outside the proposed project area. Therefore, no impacts to wild and scenic rivers are expected as a result of this project. A copy of the designated Wild and Scenic rivers in Louisiana as posted by the National Wild and Scenic Rivers System has been included in **Appendix B**.

#### Clean Air Act

Through review of National Ambient Air Quality Standards (NAAQS) data and information provided on the Louisiana Department of Environmental Quality (LDEQ) website (<http://www.deq.louisiana.gov/portal/tabid/68/Default.aspx>), Jefferson Parish is in attainment with air quality standards. In addition, a letter was submitted to the LDEQ via electronic mail letter dated July 2, 2010. In an electronic mail dated July 15, 2010, the LDEQ stated that the

project area falls within an area of attainment with the NAAQS for all criteria air pollutants. Construction of this project will no result in emissions of criteria pollutants exceeding air quality standards established based on the Clean Air Act. Copies of agency correspondence have been included in **Appendix C**.

Farmland Protection

Review of the Natural Resources Conservation Service (NRCS) Web Soil Survey indicated that the soil on the proposed project area (Kenner muck, drained) is not classified as a prime farmland soil. A copy of the soil survey map has been included in **Appendix B**. In addition, a letter dated July 2, 2010 was submitted to the NRCS regarding the soils on the subject property. To date, no response from the NRCS has been received. However, due to the lack of designated prime farmland on the proposed project area, no impacts are expected. Copies of agency correspondence have been included in **Appendix C**.

Environmental Justice

Executive Order (EO) 112898, "Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations" provides that "each Federal agency shall make achieving environmental justice part of its mission by identifying and addressing, as appropriate, disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on minority and low-income populations." The U.S. Census Bureau collects general statistical information from individuals and establishments in order to compile statistics relevant to the population of the United States. Every ten years, the U.S. Census Bureau coordinates an effort to gather information and data of the population of the U.S. In addition to this effort, the U.S. Census Bureau collects economic data of the U.S. population as well as state and local governments every five years. The following summarizes the most recent and accessible population and income estimates relevant to the proposed project area.

Category	Louisiana	Jefferson Parish	Metairie
<b>Population</b>			
White	64.3%	65.0%	84.1%
Black/African American	31.5%	26.3%	8.8%
American Indian/Alaskan Native	0.6%	0.4%	0.2%
Asian persons	1.4%	3.7%	3.0%
Native Hawaiian/Other Pacific Islander	0.0%	0.1%	0.0%
Other Race	1.0%	2.9%	1.6%
Two or More Races	1.2%	1.6%	2.2%
Hispanic or Latino	3.2%	9.0%	9.9%
65 Years and Over	12.1%	13.7%	17.5%
<b>Economic Characteristic</b>			
In Labor Force (16 years or over)	61.3%	63.5%	64.5%
Median Household Income*	\$42,634	\$48,277	\$51,470
Median Family Income*	\$52,764	\$58,759	\$68,285
Per Capita Income*	\$22,488	\$25,126	\$31,509
Individuals Below Poverty Line	18.5%	14.0%	10.1%
Families Below Poverty Level	14.2%	9.3%	5.9%

Source: <http://www.census.gov/>

Data based on 2006-2008 American Community Survey – 3-Year Estimates

\* - In 2008 inflation-adjusted dollars

In comparison with population characteristics of the state and parish, the proposed general project area does not appear to support a significantly larger percentage of minority individuals which have been classically identified as lower-income or disadvantaged populations. In regards to income, the percentage of individuals in the work force is generally on par with the state and parish. Median household and family incomes are higher in comparison to state and parish estimates. Individuals and families below the poverty line are much lower in the general project area versus state and parish estimates. The percentage of individuals identified to be 65 years and over was reported to be higher in the general project area compared to the percentages reported for the state and parish.

The purpose of the project is to provide affordable housing options to seniors in the project area. While the general project area does not appear to support a large percentage of low-income or minority populations when compared to the state or parish, the percentage of seniors (65 years or older) appears to be much higher than those of the state or parish. Seniors classically live on restricted or limited incomes and would benefit from expanded housing opportunities.

Noise Abatement and Control

The current noise regulation was published in the Federal Register on July 12, 1979, as 24 CFR Part 51 B, "Environmental Criteria and Standards: Noise Abatement and Control". A streamlined rule was published on March 26, 1996. Sources of noise and distances from the project site are as follows:

- Civil airport (within 5 miles);
- Military airfields (within 15 miles);
- Major highways or busy roads (within 1000 feet); or
- Railroads (within 3000 feet).

Noise criteria for HUD assisted developments are as follows:

	<b>DNL</b>	<b>Requirements</b>
Acceptable	Not over 65 decibels (dB)	None
Normally Unacceptable	Above 65 dB but not over 75 dB	Special Approvals
Unacceptable	Above 75 dB	Attenuation, special approvals, environmental review.

Per 24 CFR Part 51.101(a)(5), rehabilitation projects are encouraged to include noise attenuation features during the rehabilitation process. These features should be appropriate to the level of noise the project is expected to be exposed to.

The Louis Armstrong International Airport and the Naval Air Station (NAS) in Belle Chasse are located within the 5 and 15 mile radius designations respectively. However, per information provided by the civil liaison for the NAS and the Noise Mitigation Office for the Louis Armstrong Airport, the project area falls outside the noise contours established for the areas surrounding both airfields. Therefore, noise impacts from the NAS and Louis Armstrong Airport were not assessed for this project. The proposed project was found to be within 1000 feet of Transcontinental Drive, West Napoleon Avenue, and Interstate 10.

The collective DNL expected at the closest portion of the proposed project to these roadways was calculated using the HUD Site DNL Assessment calculator. Information required for the roadway calculation included, but was not limited to, the distance from the proposed project to the center of the roadway, average road speed, and Average Daily Trips (ADT). PSI attempted collected traffic count data from the Louisiana Department of Transportation and Development (LDOTD <http://www.dotd.la.gov/highways/tatv/>) website for the ADT recorded for Interstate 10. However, traffic count data for Transcontinental Drive and West Napoleon Avenue was not reported. PSI contacted Mr. Tom Haysley with the Regional Planning Commission (RPC) to inquire about the availability of traffic data collected by the RPC. Mr. Haysley provided traffic count data for both roadways. A copy of this correspondence has been included in **Appendix E**. Based on professional judgment and information provided by LDOTD for previous studies, PSI assumed that of the total ADT, 10 percent would account for medium truck traffic and 5 percent would account for heavy truck traffic. Other required information was estimated based on site reconnaissance and other readily accessible information. Based on the information gathered, the DNL for the closest portion of the proposed project to these roadways was calculated to be approximately 78 dB. A copy of the HUD Site DNL Assessment calculation for the proposed site has been included in **Appendix E**.

Per the standards set by HUD, the DNL calculated for the proposed project represents an unacceptable noise hazard. Mitigation and abatement measures will be required to reduce the noise levels to a range that would be considered acceptable. Mitigation measures may include: double-paned windows, sound barriers, the use of noise dampening building materials, and insulation of outer walls. Noise impacts on the surrounding residential communities from construction activities will be minor and temporary.

#### Explosive and Flammable Operation

Per guidance outlined in the "Siting of HUD-Assistance Project near Hazardous Facilities", when determining Acceptable Separation Distance (ASD) from any above-ground flammable or explosive hazards, a one-mile radius is to be investigated. Review of the Phase I Environmental Site Assessment conducted by PSI (July 2010) did not identify any explosive or flammable operations in proximity to the project site. A copy of the Executive Summary of the Phase I Environmental Assessment has been included in **Appendix F**.

#### Toxic Chemicals and Radioactive Materials

Review of the Phase I Environmental Site Assessment conducted by PSI (July 2010) did not identify any sites in the vicinity of the proposed project area using toxic chemicals and radioactive materials that would potentially impact the project site. A copy of the Executive Summary of the Phase I Environmental Site Assessment has been included in **Appendix F**.

#### Airport Clear Zones and Accident Potential Zones

Louis Armstrong International Airport, Lakefront Civil Airport, and the Naval Air Station - Belle Chasse are within the following approximate distances of the project site:

- Louis Armstrong International Airport: 3.23 miles
- Lakefront Civil Airport : 9.9 miles
- Naval Air Station – Belle Chasse: 14.5 miles

According to electronic mail correspondence dated July 26, 2010 with Mr. Louis Capo with the Lakefront Civil Airport, the project site is not located within airport clear zones designated for the airport. According to diagrams of the Louis Armstrong International Airport and the Naval Air Station, the project area is not located within the clear zones designated for either airfield. The

figures showing the clear zones designated for the Naval Air Station in Belle Chasse and the Louis Armstrong International Airport have been included in **Appendix B**.

#### Solid Waste Disposal

Solid waste disposal of materials produced during construction will be managed as appropriate to federal, state, and local mandates and regulations. Solid waste collection and disposal will be provided by Jefferson Parish on a bi-weekly schedule (Tuesday and Friday - <http://www.jeffparish.net/index.cfm?DocID=1167>). The parish also provides collection of large bulky items, white goods (appliances), and used tires on Tuesday. Small bulky items can be collected on Friday.

#### State/Local Statutes

Jefferson Parish does require a building permit to be issued for the project, however review of available information does not indicate that there are any specific environmental standards to be met regarding the construction of the proposed project.

## ENVIRONMENTAL ASSESSMENT CHECKLIST SUPPORT NARRATIVE

### Land Development

#### Conformance with Comprehensive Plans and Zoning

According to information provided by the Jefferson Parish Webmap online feature (<http://ip-appserver.jeffparish.net/webapps/webmap/>), the project area is zoned "R2 – two-family dwellings." Construction of the proposed project will likely require that the land proposed for the construction of Metairie IV will be rezoned to accommodate multi-residential use. However, the surrounding area is residential in nature supporting single-family units, multi-family units, and the existing Metairie Manor facility.

Jefferson Parish outlines their Comprehensive Plan under Chapter 25, Article 6 of the Jefferson Parish Code of Ordinances (<http://library.municode.com/index.aspx?clientId=14447&stateId=18&stateName=Louisiana.>)

Under this plan, the Parish specifically recognizes the need for housing specially designated for the elderly as the population of Jefferson Parish ages. The following objectives, goals, and policies listed in the Parish's plan specifically focus on housing alternatives for senior citizens:

- *Objective 2.2 – Provide siting opportunities for a diverse range of housing, including, but not limited to, single-family, small-lot, townhouse, multi-family, mid- to high-rise, manufactured, group home, independent and assisted living, and nursing homes.*
- *Goal 4 – Increase the supply of housing which is affordable to low and moderate income households.*
- *Objective 4.3 – Support the use of State and Federal programs and innovative financing techniques in support of housing affordability, including trust funds and mortgage revenue bonds.*
- *Policy 4.3.8 – Pursue HUD Section 202, Section 811, and other available funding for the construction of housing for the elderly and persons with disabilities.*
- *Policy 6.4.3 – Promote Jefferson Parish as a desirable location for retirees in concert with JEDCO and other organizations, touting outstanding medical facilities, low taxes, public safety, and the presence of recreational and cultural amenities in concert with a range of housing choices.*

Based on these elements of the Jefferson Parish Comprehensive Plan, the proposed project conforms to the Parish' goals and objectives as set forth in the Parish Comprehensive plan.

#### Compatibility and Urban Impact

The proposed project will expand the senior residential complex already existing adjacent to the project site. As projected, the proposed Metairie IV building will be similar to the existing complex. The surrounding area is residential in nature and therefore, there should be no adverse impact to the general aesthetics of the area. Further, the proposed project would not increase the urban context of the surrounding area and would encourage the surrounding neighborhood to remain intact. As proposed, the project meets the goals and objectives set forth in the Parish's Comprehensive Plan.

#### Slope

According to the NRCS Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>) soil present on the project site is Kenner muck, drained. According to the NRCS soil description function of their website

(<http://soils.usda.gov/technical/classification/osd/index.html>), the slope for the Kenner soil series ranges from 0 to 0.2 percent. Percentage of slope is the vertical distance divided by horizontal distance then multiplied by 100. The slope percentages designated for the soils on the project site represents a decline of less than 0.2 feet per 100 feet of horizontal distance. Please refer to **Appendix B** for a copy of the soil description. Site reconnaissance confirms that the project area is flat with little topographic interest. Due to the flat nature of the project area, the proposed project will not be impacted by slope nor will the topographic nature of the area be impacted.

#### Erosion

According to the NRCS Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>) soil present on the project site is Kenner muck, drained. Erosion K factor represents the susceptibility of a soil to erosion by water. Values for K factor range from 0.02 to 0.69 (low to high susceptibility respectively). Cancienne has a K factor of 0.02. These K factors represent the lowest susceptibility to erosion. Please refer to **Appendix B** for a copy of erosion factors for the project soils. Overall, no impacts to the proposed project resulting from erosion are expected.

#### Soil Suitability

Minor impacts relating to soil suitability are expected. According to the NRCS Web Soil Survey, (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>) the soil mapped for the project area (Kenner muck, drained) is classified as "very limited" for dwellings without basements. This designation is based on subsidence, flooding, and organic compound. Please refer to **Appendix B** for a copy of the soil suitability ratings for the soils present at the project site. Appropriate fill materials will be used, as needed as well as appropriate foundations and support to reduce subsidence. Though located within a flood zone, the project area falls within the surrounding levee system. All appropriate floodplain requirements set forth by the local, state, and federal governments will be met. Therefore, no impacts to the proposed project would be expected.

#### Hazards and Nuisances Including Site Safety

Review of the Phase I Environmental Site Assessment conducted by PSI (July 2010) did not identify any sites that would pose a hazard to the proposed project. A copy of the Executive Summary of the Phase I Environmental Site Assessment has been included in **Appendix F**. No other hazards or site conditions of concern were identified during site reconnaissance.

#### Energy Consumption

Access to electrical energy and natural gas is currently established in the proposed project area. Given the developed nature of the proposed project location, connection to electrical power and natural gas utility system will be easy and efficient. Proper insulation, effectively insulated and oriented windows, and energy saving building materials will be utilized during the construction of the development. The units offered will include energy efficient appliances and heating and cooling systems. Negligible impacts to energy consumption are expected as a result of the proposed project.

#### **Noise**

The current noise regulation was published in the Federal Register on July 12, 1979, as 24 CFR Part 51 B, "Environmental Criteria and Standards: Noise Abatement and Control". A streamlined rule was published on March 26, 1996. Sources of noise and distances from the project site are as follows:

- Civil airport (within 5 miles);
- Military airfields (within 15 miles);
- Major highways or busy roads (within 1000 feet); or
- Railroads (within 3000 feet).

Noise criteria for HUD assisted developments are as follows:

	<b>DNL</b>	<b>Requirements</b>
Acceptable	Not over 65 decibels (dB)	None
Normally Unacceptable	Above 65 dB but not over 75 dB	Special Approvals
Unacceptable	Above 75 dB	Attenuation, special approvals, environmental review.

Per 24 CFR Part 51.101(a)(5), rehabilitation projects are encouraged to include noise attenuation features during the rehabilitation process. These features should be appropriate to the level of noise levels the project is expected to be exposed to.

The Louis Armstrong International Airport and the Naval Air Station (NAS) in Belle Chasse are located within the 5 and 15 mile radius designations respectively. However, per information provided by the civil liaison for the NAS and the Noise Mitigation Office for the Louis Armstrong Airport, the project area falls outside the noise contours established for the areas surrounding both airfields. Therefore, noise impacts from the NAS and Louis Armstrong Airport were not assessed for this project. The proposed project was found to be within 1000 feet of Transcontinental Drive, West Napoleon Avenue, and Interstate 10.

The collective DNL expected at the closest portion of the proposed project to these roadways was calculated using the HUD Site DNL Assessment calculator. Information required for the roadway calculation included, but was not limited to, the distance from the proposed project to the center of the roadway, average road speed, and Average Daily Trips (ADT). PSI attempted collected traffic count data from the Louisiana Department of Transportation and Development (LDOTD <http://www.dotd.la.gov/highways/tatv/>) website for the ADT recorded for Interstate 10. However, traffic count data for Transcontinental Drive and West Napoleon Avenue was not reported. PSI contacted Mr. Tom Haysley with the Regional Planning Commission (RPC) to inquire about the availability of traffic data collected by the RPC. Mr. Haysley provided traffic count data for both roadways. A copy of this correspondence has been included in **Appendix E**. Based on professional judgment and information provided by LDOTD for previous studies, PSI assumed that of the total ADT, 10 percent would account for medium truck traffic and 5 percent would account for heavy truck traffic. Other required information was estimated based on site reconnaissance and other readily accessible information. Based on the information gathered, the DNL for the closest portion of the proposed project to these roadways was calculated to be approximately 78 dB. A copy of the HUD Site DNL Assessment calculation for the proposed site has been included in **Appendix E**.

Per the standards set by HUD, the DNL calculated for the proposed project represents an unacceptable noise hazard. Mitigation and abatement measures will be required to reduce the noise levels to a range that would be considered acceptable. Mitigation measures may include: double-paned windows, sound barriers, the use of noise dampening building materials, and insulation of outer walls. Noise impacts on the surrounding residential communities from construction activities will be minor and temporary.

### Air Quality

Through review of National Ambient Air Quality Standards (NAAQS) data and information provided on the Louisiana Department of Environmental Quality (LDEQ) website (<http://www.deq.louisiana.gov/portal/tabid/68/Default.aspx>), Jefferson Parish is in attainment with air quality standards. In addition, a letter was submitted to the LDEQ via electronic mail letter dated July 2, 2010. In an electronic mail dated July 15, 2010, the LDEQ stated that the project area falls within an area of attainment with the NAAQS for all criteria air pollutants. Construction of this project will no result in emissions of criteria pollutants exceeding air quality standards established based on the Clean Air Act. Copies of agency correspondence have been included in **Appendix C**.

### Environmental Design, Historic Values, and Urban Impact

#### Visual Quality, Coherence, Diversity, Compatible Use and Scale

The general character of the proposed Metairie IV project will compliment the existing Metairie Manor senior residential facility located adjacent to the project location as well as the overall residential nature of the neighborhood. Therefore, the proposed project will not interfere or compete with the surrounding uses.

#### Historic, Cultural, and Archaeological Resources

A letter dated July 2, 2010 was submitted to the State Historic Preservation Officer (SHPO) requesting a determination regarding potential impacts to historic properties resulting from the proposed project. A response from SHPO dated July 28, 2010 stated that "no historic properties will be affected by this undertaking". Copies of agency correspondence have been included in **Appendix C**.

### Socioeconomic

#### Demographic Character Changes

The U.S. Census Bureau collects general statistical information from individuals and establishments in order to compile statistics relevant to the population of the United States. Every ten years, the U.S. Census Bureau coordinates an effort to gather information and data of the population of the U.S. The following summarizes the most recent and accessible population estimates relevant to the proposed project area:

Category	Louisiana	Jefferson Parish	Metairie
<b>Population</b>			
White	64.3%	65.0%	84.1%
Black/African American	31.5%	26.3%	8.8%
American Indian/Alaskan Native	0.6%	0.4%	0.2%
Asian persons	1.4%	3.7%	3.0%
Native Hawaiian/Other Pacific Islander	0.0%	0.1%	0.0%
Other Race	1.0%	2.9%	1.6%
Two or More Races	1.2%	1.6%	2.2%
Hispanic or Latino	3.2%	9.0%	9.9%
65 Years and Over	12.1%	13.7%	17.5%

Source: <http://www.census.gov/>

Data based on 2006-2008 American Community Survey – 3-Year Estimates

In comparison with population characteristics of the state and parish, the proposed general project area does not appear to support a significantly larger percentage of minority individuals which have been classically identified as lower-income or disadvantaged populations. The percentage of individuals identified to be 65 years and over was reported to be higher in the general project area compared to the percentages reported for the state and parish.

The purpose of the proposed project is to provide senior citizens in the project area with affordable housing options. Based on the census data presented above, the general project area accommodates a larger senior population compared to that the state and parish. The proposed project would provide housing to the already existing senior community. Therefore, no impacts to the demographic character of the project area are expected.

Displacement

No additional property will be purchased to accommodate the proposed project that would result in the displacement of residential or commercial occupants. Therefore, no impacts are expected.

Employment and Income Patterns

In addition to population information, the U.S. Census Bureau also collects data regarding the employment and income status of the population. The following summarizes the most recent and accessible employment and income estimates relevant to the proposed project area:

Category	Louisiana	Jefferson Parish	Metairie
<b>Population</b>			
65 Years and Over	12.1%	13.7%	17.5%
<b>Economic Characteristic</b>			
In Labor Force (16 years or over)	61.3%	63.5%	64.5%
Median Household Income*	\$42,634	\$48,277	\$51,470
Median Family Income*	\$52,764	\$58,759	\$68,285
Per Capita Income*	\$22,488	\$25,126	\$31,509
Individuals Below Poverty Line	18.5%	14.0%	10.1%
Families Below Poverty Level	14.2%	9.3%	5.9%

Source: <http://www.census.gov/>

Data based on 2005-2007 American Community Survey – 3-Year Estimates

\* - In 2008 inflation-adjusted dollars

The proposed project will likely have a minor overall positive impact on employment or income patterns in the general area. Compared to statistics for the state, individuals in the labor force within the general project area are generally on par with labor force statistics for the state. While the construction of the project may offer some unskilled and skilled labor job opportunities in the area, these will be available for the duration of the construction. Long-term or full-time employment opportunities will be realized in the form of management, maintenance, and care-giving service providers needed to provide services to the additional residents of the senior residential community.

In regard to income, although the economic characteristics presented above indicate that income in the general project area is higher compared to the state and parish. The presented data indicates that the population of senior citizens is higher in the general project area.

Seniors classically live on restricted or limited incomes and would benefit from expanded housing opportunities. Overall changes to income patterns would not be expected as a result of the proposed project.

### **Community Facilities and Services**

Educational Facilities: A variety of adult education facilities and programs are available to prospective residents of the proposed project. GED and literacy programs are offered by the Jefferson Parish Public School System. The closest programs to the project area are as follows:

- Causeway Location – 3420 Causeway Boulevard – 2.5 miles
- Metairie Job Center – 3616 David Drive – 2.0 miles
- Bonnabel High School – 2801 Bruin Drive – 2.5 miles

Higher education and continuing education opportunities are also available to senior citizen in the project area. The University of New Orleans, Tulane University, and Xavier University offer discounted rates of tuition to senior citizen students.

Commercial Facilities: Several commercial and retail stores are available along the W. Napoleon Avenue and Clearview Parkway corridors. These corridors provide retail and commercial development that includes number of retail stores and commercial facilities offering a variety of goods and services. This area is located within walking distance of the proposed project. In addition, regularly scheduled transportation provided by Metairie Manor is available to provide access to retail and commercial services and districts as needed.

Health Care: Jefferson Parish and the City of Metairie is a component of a large, metropolitan area with various private and public medical and health care facilities and provider systems. The closest facilities and approximate distances to the project area include:

- Tulane – Lakeside Hospital – 0.5 mile
- East Jefferson General Hospital – 1.3 miles
- River Oaks Hospital – 2.3 miles
- Oschner Elmwood – 2.3 miles
- LSU Interim Hospital – 7.0 mile

Public health care is provided by the Louisiana State University (LSU) Health Care System. Various health care services, preventative, urgent, and emergency are provided within the system at various locations. The main public hospital in the LSU Health Care System was Charity Hospital which has been closed due to damage incurred from Hurricane Katrina. At present, the Interim LSU Public Hospital provides health care and medical services once provided by Charity Hospital. Plans to construct a permanent replacement for Charity Hospital are under development and consideration.

Social Services: The State of Louisiana Department of Children and Family Services (DSS) supports a wide range of social services and programs designed to aid those in the community that need assistance. The DSS provides services and programs under the Office of Community Services, the Office of Family Services, and Louisiana Rehabilitation Services. The DSS maintains both parish and regional offices in the City of New Orleans that make these services and programs readily available to those that qualify to access them.

In addition, many Parish, community and faith-based charities, organizations, and action-groups are located in the general project area. These organizations also provide a variety of services and support programs designed to assist individuals and families at the community level. Metairie Manor employs a Social Services coordinator to assist residents with gaining access to social services in the area.

Solid Waste Solid waste disposal of materials produced during construction will be managed as appropriate to federal, state, and local mandates and regulations. Solid waste collection and disposal will be provided by River Parish Disposal on Monday, Wednesday, Friday, and Saturday.

Waste Water: Waste water will be collected and processed by Jefferson Parish Sewerage Department. Given the urban nature of the surrounding areas, no impacts to waste water processing are expected as a result of the proposed project. Additionally, the residential structure proposed for the project should have ready access to the existing sewer and treatment system.

Storm Water: As with waste water generated from the site, storm water will be conveyed off the site and into the Jefferson storm water system. The parish maintains a Storm Water Management Program in an effort to manage and control storm water in the parish. No impacts to the storm water system are expected as a result of the proposed project. Given the nature of the activities proposed for the project, a permit under the Louisiana Pollutant Elimination Discharge System (LDPES) will likely be required. Best management practices required under this permit will reduce the amount of sediment released into the parish storm water discharge system during storm events. Therefore, impacts are expected to be minimal.

Water Supply: Potable water will be supplied by Jefferson Parish. The proposed project will be connected to the existing system. According information provided by the Jefferson Parish website, (<http://www.jeffparish.net/index.cfm?DocID=1198>) the parish issues a water quality report yearly. The proposed project will have no impact on the quality of the water supply nor will the residents of the proposed development be impacted by poor water quality.

#### Public Safety

*Police:* Police services are provided by the Jefferson Parish Sheriff Department which operates out of several offices. A representative of the department makes regular visits to the residential facility and provides assistance and information regarding crime prevention and safety. Metairie Manor also provides on-site security from 5:00 p.m. to 8:00 a.m. throughout the year.

*Fire:* According to information provided by the Jefferson Parish website, the following station is within responding distance of the proposed project area:

- Fire Station 15: 1501 N. I-10 Service Road – 1.0 mile

Based on the proximity of service available to the project area, response to fire emergencies in the project area would be prompt.

*Emergency Medical:* Ambulance services are provided by the Jefferson Parish Emergency Medical Services (EMS) Department. The EMS Department services Jefferson Parish. Emergency care patients can be treated at any number of hospitals in the city that provides emergency care such as Jefferson General, Tulane-Lakeside, and Oschner Elmwood.

Open Space and Recreation

*Open Space:* Construction of the proposed project will permanently removed an area of open, grass-covered space currently accessible to the residents of Metairie Manor. However, the facility maintains other grass-covered areas on the property. The urban setting of the project limits the amount of open space available within the proposed project area. However, Jefferson Parish Department of Parks and Recreation supports and maintains a number of recreational parks and green spaces in the vicinity of the project area.

Distance	Park	Amenities
Within 1 Mile	Lafreniere Park	Extensive green spaces, nature areas, ponds, paved walking path
Within 1.5 Mile	Mike Miley Playground and Stadium	Athletic areas, green space
	LaSalle Park	Extensive green spaces, paved, lighted walking trail, Oswald-Dubea Arboretum and Nature Area, exercise stations
Within 2 Miles	Bright Playground	Athletic areas, green space

Source: <http://www.jeffparish.net/index.cfm?DocID=1217>

Some of the facilities in the project area are within walking distance while others would require vehicular transportation. Public transportation is available on a regular basis.

*Recreation:* The Jefferson Parish Parks and Recreation Department also supports a number of recreation centers that offers sports, arts, music, and other classes and programs (<http://www.jeffparish.net/index.cfm?DocID=1217>). Classes and programs offered by the Parish include arts and crafts, computer, adult dance, fitness, culinary classes, dramatic arts, photography, and tennis lessons. The Parish also supports the Golden Age Club program that is specifically designed to offer recreational and social opportunities to members of the community that are 50 years and older. The Golden Age Club meets at a variety of locations throughout the Parish. The closest meetings of the Golden Age Club are at the following locations and are both approximately 3 miles from the proposed project location:

Golden Age Club	Day/Time	Location
Jefferson Golden Age Club	Tues, 1 – 3 pm	Jefferson Golden Age Center
Metairie Golden Age Club	Mon, 1 – 3 pm	Pontiff Golden Age Center

Access to these facilities would likely require vehicular transportation. Public transportation is available to prospective residents on a regular basis.

In addition to recreational opportunities provided by Jefferson Parish, the Metairie Manor facility also provides planned and regularly scheduled recreational opportunities both on and off site. The facility plans birthday parties for residents, senior Olympics, variety shows, holiday celebrations, exercise classes, and much more. The facility also plans regular outings to outside areas such as the aquarium, the zoo, and lunch outings.

*Cultural Facilities:* There are several cultural facilities and opportunities within Jefferson Parish and in the vicinity of the proposed project area. The East Bank Regional branch of the Jefferson Parish library system is the largest of the branches and is located within 0.4 mile of the proposed project area. The Jefferson Performing Arts Center and the Actor's Theatre of New Orleans provides theatrical presentations year round.

Given the metropolitan nature of the surrounding City of New Orleans, many cultural facilities are available to provide cultural experiences and exposure to potential residents. The New Orleans Ballet Association, the New Orleans Opera, and the New Orleans Symphony Orchestra have regularly scheduled performances through out the year. Other cultural outlets include the New Orleans Museum of Art at City Park, Louis Armstrong Park, and the World War II Museum.

*Transportation:* The proposed project will provide adequate off-street parking to accommodate potential residents. The Jefferson Transit Administration (JET) provides public transportation throughout the parish. JET Line E-8 (Clearview Route) runs north to south from West Esplanade Avenue along Clearview Parkway, with a loop that includes Transcontinental Drive, to Jefferson Highway and the Elmwood area. The E-8 line also connects to the E-5, E-1, E-2, E-3, and W-10 (Westbank) routes. The E-8 line operates Monday through Friday from 6 a.m. to 6 p.m. Senior citizens are offered half-price fares on regular transit. Metairie Manor also offer regularly scheduled transportation to residents for doctor visits and shopping excursions to surrounding retail and grocery outlets in the area.

## Natural Features

### Water Resources

Construction of the new senior residential units proposed for this project will likely require a Louisiana Pollutant Discharge Elimination System (LPDES) permit to account for stormwater discharges from the construction site. Best Management Practices, such as the use of silt fences and hay bales, will be required to reduce erosion and the discharge of sediments into surface waters. Potable water will be supplied by Jefferson Parish. Infrastructure to convey water to the proposed development is already established in the project area. Potable water connections will be made to the existing system.

Review of information provided by the U.S. Environmental Protection Agency – Region 6 (USEPA) website (<http://www.epa.gov/region6/water/swp/ssa/maps.htm>) indicates that the project area does not fall within a designated sole source aquifer system. A letter was submitted to the USEPA regarding potential impacts to sole source aquifers resulting from the proposed project dated July 2, 2010. In a letter dated July 13, 2010 the USEPA confirmed that the project area does not lie within the boundaries of a sole source aquifer system. The EPA concluded that the proposed project is "not eligible for review under the SSA program." A letter was also submitted to the USEPA – Region 6 for general comments. In a response letter dated July 8, 2010, the USEPA did not have any comment. A copy of the sole source aquifers designated in USEPA – Region 6 and agency correspondence has been included in **Appendix B** and **Appendix C** respectively

Based on a review of the National Wild and Scenic Rivers website (<http://www.rivers.gov/>) the closest wild and scenic river in Louisiana is Saline Bayou in the northern portion of the state, well outside the proposed project area. Therefore, no impacts to wild and scenic rivers are expected as a result of this project. A copy of the designated Wild and Scenic rivers in Louisiana as posted by the National Wild and Scenic Rivers System has been included in **Appendix B**.

### Surface Water

No major water bodies are located on the project location. Lake Ponchartrain is located approximately 1.9 miles north from the project area. Construction of the new residential units will likely require a Louisiana Pollutant Discharge Elimination System (LPDES) permit to account for stormwater discharges from the construction site. Best Management Practices,

such as the use of silt fences and hay bales, will be required to reduce erosion and the discharge of sediments into surface waters. Any sediment or dirt that may be discharged into the stormwater system will have little to no impact to surface waters in the area. Therefore, impacts to surface water quality are not expected.

#### Floodplains

According to the Federal Emergency Management Agency (FEMA) Draft Flood Insurance Rate Maps (DFIRM) provided by the Louisiana Mapping Project (<http://www.lamappingproject.com/index.php>), the project area falls within an area designated as "Zone AE: 1% Annual Chance Flood Hazard" with a designated base flood elevation of -4.5 feet above mean sea level. Based on this map, the project area is located in a 100-year floodplain. Please refer to **Appendix B** for a copy of the DFIRM map.

As such, the 8-Step Process as directed under 24 CFR 55.20 – *Procedures for Making Determinations on Floodplain Management* must be completed. An initial notice was published in the Times-Picayune on May 6, 2010 to notify the public that the project was to be constructed in a floodplain. The 15-day public comment period ended on May 24, 2009. No comments or objections were received. Subsequent analysis required under the 8-Step Process determined that the project's placement in a floodplain was still practicable because the homes would be elevated at or above the FEMA recommended base flood elevations, the levee system in the project area has been re-established and therefore provides protection from the 100-year flood, and the majority of the area surrounding the proposed project location is also located within the 100-year floodplain. A second notice alerting the public to the decision to construct the project in a floodplain was published in the Times-Picayune on May 26, 2010. An additional 7-day comment period ended on June 3, 2009. No comments or objections were received. Pursuant to 24 CFR 552.0, the 8-step process was completed. Please refer to **Appendix D Floodplain Management 8-Step Process**.

#### Wetlands

Review of the National Wetland Inventory Map (NWI), maintained by the U.S. Fish and Wildlife Service (USFWS), shows that wetland habitat is not mapped for the proposed project area. A copy of the NWI map has been included in **Appendix B**. In addition, a letter dated July 2, 2010 was submitted to the U.S. Army Corps of Engineers (USACE) regarding potential impacts to wetlands resulting from the proposed project. As of the date of this report, no response from the USACE has been received. However, based on the developed nature of the project site and the lack of wetland habitat mapped on the NWI map, no impacts to wetlands are expected as a result of constructing the proposed project. Copies of agency correspondence have been included in **Appendix C**.

#### Coastal Zone

A letter was submitted to the Louisiana Department of Natural Resources (LDNR) Office of Coastal Restoration and Management – Consistency Division dated July 2, 2009. A response from LDNR – Consistency Division is pending. Based on a review of materials provided by LDNR, the project area lies within the boundaries designated as the Coastal Zone of Louisiana. As such, the proposed project may require a Coastal Use Permit (CUP) from LDNR. A Request for Determination regarding the need for a CUP was submitted to the LDNR via their online Joint Application service on July 2, 2010. In a letter dated July 9, 2010, the LDNR stated the "the proposed activity is exempt and a Coastal Use Permit is not required." Copies of agency correspondence have been included in **Appendix C**.

#### Unique Natural Features and Agricultural Lands

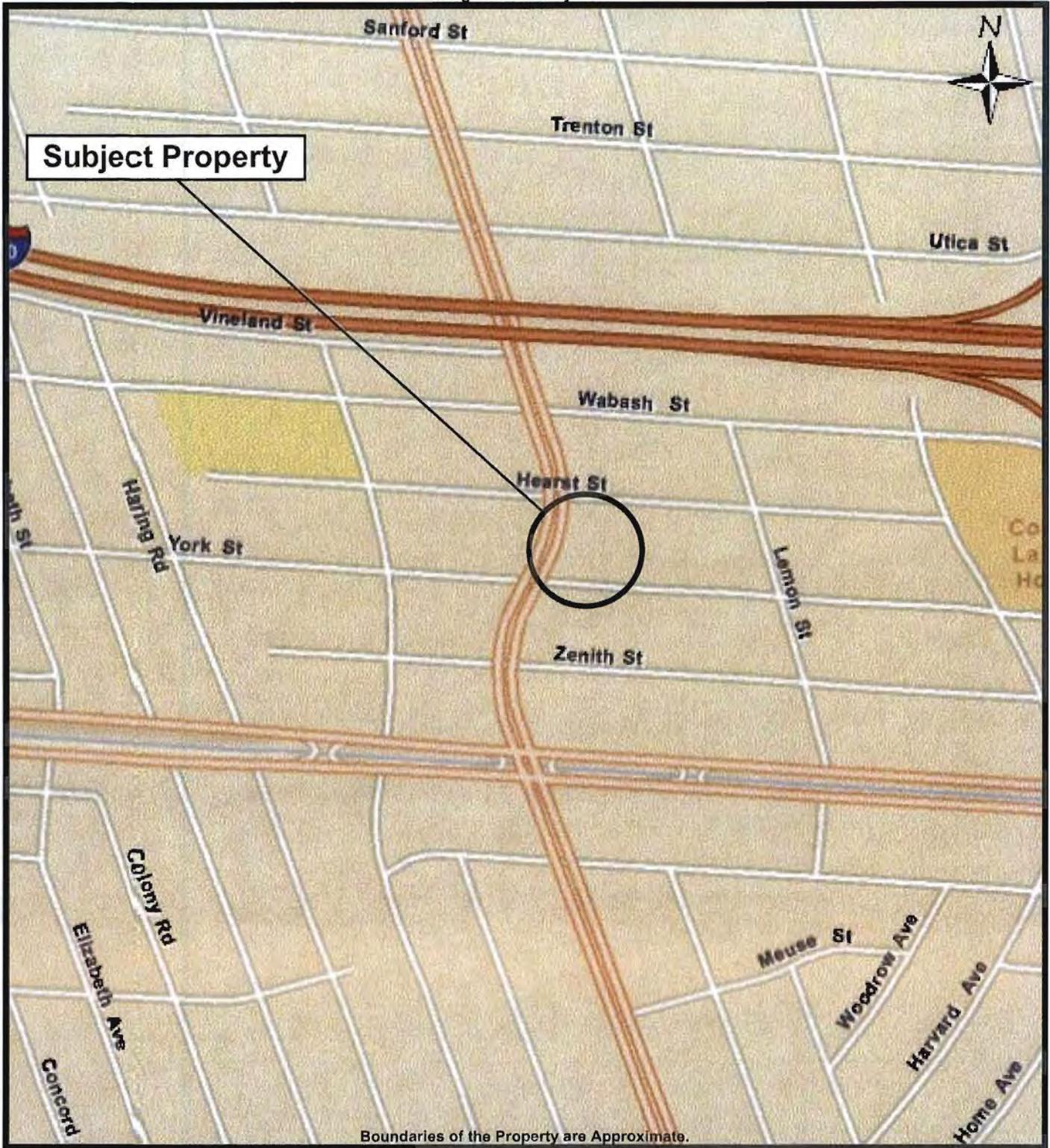
No unique, rare, or critical habitat or natural features were identified on the project site. Review of the Natural Resources Conservation Service (NRCS) Web Soil Survey indicated that the soil on the proposed project area (Kenner muck, drained) is not classified as a prime farmland soil. A copy of the soil survey has been included in **Appendix B**. In addition, a letter dated July 2, 2010 was submitted to the NRCS regarding the soils on the subject property. To date, no response has been received. Based on the lack of designated prime farmland on the proposed project area, no impacts are expected. Copies of agency correspondence have been included in **Appendix C**.

#### Vegetation and Wildlife

The proposed project area consists of approximately 1.6 acres of unoccupied, grass-covered property associated with the existing Metairie Manor senior housing facility. There are no trees located on the property though some limited trees exist on surrounding areas. Given the urban nature of the surrounding area, the project site supports common, urban-dwelling species such as pigeons, mocking birds, seagulls, mice, rats, and squirrels. Relocation and reconstruction of the St. Bernard II facility on the proposed project site does not represent a significant impact to vegetation and wildlife in the area.

Letters dated July 2, 2010 were submitted to the U.S. Fish and Wildlife Service (USFWS) and the Louisiana Department of Wildlife and Fisheries (LDWF) requesting information regarding potential impacts to threatened and endangered species resulting from the proposed project. In a letter dated July 15, 2010, the USFWS stated that the project "will have no effect on those resources." In addition, the LDWF stated "no impacts to rare, threatened, or endangered species or critical habitats are anticipated for the proposed project. No state or federal parks, wildlife refuges, scenic streams, or wildlife management areas are known at the specified site within Louisiana's boundaries" in a letter dated July 16, 2010. Copies of agency correspondence have been included in **Appendix C**.

## **Appendix A**



Boundaries of the Property are Approximate.



**SITE LOCATION MAP**

0255217 - Christopher Homes - St. Bernard II  
Transcontinental Drive and York Street  
Metairie, Louisiana

PREPARED FOR: Christopher Homes, Inc.

PROJ. MGR: Rachel Keane

DRAWN BY: Rachel Keane

DATE: 06/30/2010

PROJ. #: 0255217



**Project Area**

St. Bernard II

10

Vineland St

Wabash St

Lemon St

St. Bernard II

Transcontinental Dr

Hobart St

Kent Ave

Zenith St

York St

W Napoleon Ave

Google

Eye alt 2017 ft

© 2010 Google

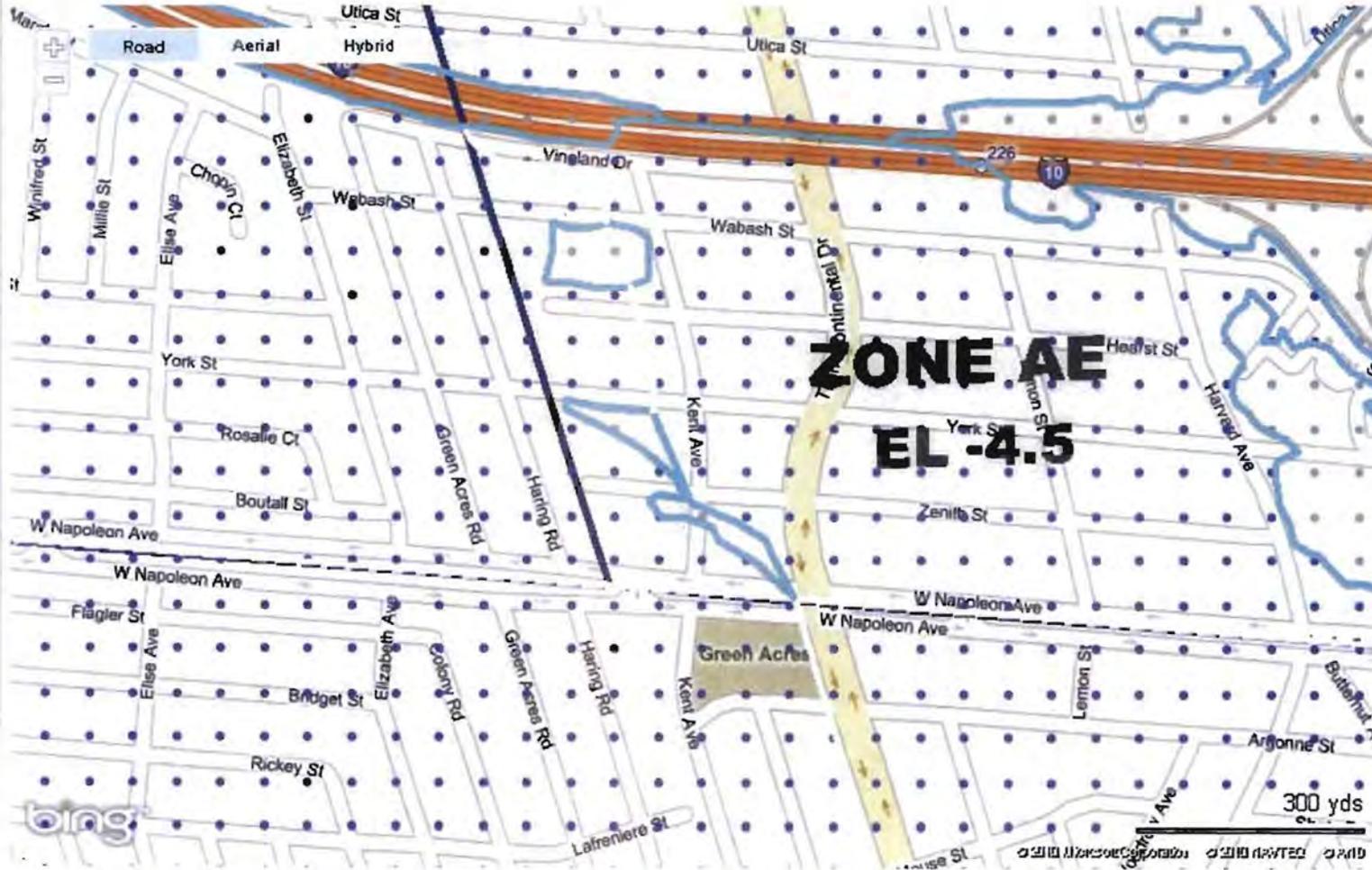
elev 0 ft

29° 59' 50.23" N 80° 11' 31.57" W

Imagery Date: Mar 23, 2010

## **Appendix B**

While the floodplain data that is shown on the map is the same, this map is not an official FEMA Preliminary Digital Flood Insurance Rate Map (DFIRM). The LaMP interactive Mapping Tool is not intended for insurance rating purposes and is for information only. The positional accuracy may be compromised in some areas. The map may not be 100% accurate in locating your address. Please contact your local floodplain administrator for more information or to view an official copy of the Preliminary Digital Flood Insurance Rate Map (DFIRM).



**Legend**

- Water Features
- Base Flood Elevation
- Zone Break
- Zone A, AE, VE, 1% Annual Chance Flood Hazard
- Floodway within Zone A, AE, VE
- Zone X, 0.2% Annual Chance Flood Hazard

- Meetings**
- Scoping Meeting :
  - Final Community Officials Meeting : To Be Determined
  - Flood Map Open House Meeting : To Be Determined

- Events and Documents**
- Preliminary DFIRM and FIS delivery : 10/30/2008
  - 90 Day Community Appeal Start Date :
  - 90 Day Community Appeal End Date :
  - Letter of Final Determination Date :
  - Study Effective Date :

**Flood Insurance Study (coming soon)**

**Mobile County**

- \_\_\_ Q01P, Q01A, & AL-05P-----Mobile Point (in Baldwin County), Pelican Island & Alligator Lake - 5
- \_\_\_ Q02/Q02P-----Dauphin Island - 6
- \_\_\_ Q02-----Dauphin Island (1 of 2 maps) - 7A
- \_\_\_ Q02-----Dauphin Island (2 of 2 maps) - 7B

**MISSISSIPPI (10 maps)**  
**Jackson County**

- \_\_\_ MS-01P-----Gulf Islands (1 of 4 maps) - 1A
- \_\_\_ MS-01P-----Gulf Islands (2 of 4 maps) - 1B
- \_\_\_ MS-01P-----Gulf Islands (3 of 4 maps) - 1C
- \_\_\_ MS-01P-----Gulf Islands (also in Harrison County) (4 of 4 maps) - 1D
- \_\_\_ R01-----Round Island - 2
- \_\_\_ R01A-----Belle Fontaine Point - 3

**Harrison County**

- \_\_\_ MS-01P-----Gulf Islands - 4
- \_\_\_ MS-02 & R02-----Marsh Point (in Jackson County) & Deer Island - 5
- \_\_\_ R03-----Cat Island - 6

**Hancock County**

- \_\_\_ MS-04-----Heron Bay Point - 7

**LOUISIANA(52 maps)**  
**St. Bernard Parish**

- \_\_\_ LA-01-----Isle au Pitre - 1
- \_\_\_ LA-02-----Grand Island - 2
- \_\_\_ LA-03P-----Chandeleur Islands (1 of 7 maps) - 3A
- \_\_\_ LA-03P-----Chandeleur Islands (2 of 7 maps) - 3B
- \_\_\_ LA-03P-----Chandeleur Islands (3 of 7 maps) - 3C
- \_\_\_ LA-03P-----Chandeleur Islands (4 of 7 maps) - 3D

\_\_\_LA-03P-----Chandeleur Islands (also in Plaquemines Parish) (5 of 7 maps) - 3E

\_\_\_LA-03P-----Chandeleur Islands (6 of 7 maps) - 3F

\_\_\_LA-03P-----Chandeleur Islands (7 of 7 maps) - 3G

#### **Plaquemines Parish**

\_\_\_S01-----Bastian Bay Complex (1 of 2 maps) - 4A

\_\_\_S01-----Bastian Bay Complex (2 of 2 maps) - 4B

\_\_\_S01 & S01A-----Bastian Bay Complex & Bay Joe Wise Complex - 5

\_\_\_S01A-----Bay Joe Wise Complex - 6

#### **Plaquemines & Jefferson Parishes**

\_\_\_S02 & LA-04P-----Grand Terre Islands & Grand Isle (S02 in Plaquemines Parish) - 7

#### **Lafourche Parish**

\_\_\_S03-----Caminada (Also in Jefferson Parish) (1 of 3 maps)-8A

\_\_\_S03-----Caminada (2 of 3 maps) - 8B

\_\_\_S03-----Caminada (3 of 3 maps) - 8C

\_\_\_S04-----Timbalier Bay - 9

\_\_\_S05-----Timbalier Islands (1 of 3 maps) - 10A

\_\_\_S05-----Timbalier Islands (also in Terrebonne Parish) (2 of 3 maps) - 10B

#### **Terrebonne Parish**

\_\_\_S05-----Timbalier Islands (3 of 3 maps) - 10C

\_\_\_S06-----Isles Dernieres (1 of 3 maps) - 11A

\_\_\_S06-----Isles Dernieres (2 of 3 maps) - 11B

\_\_\_S06-----Isles Dernieres (3 of 3 maps) - 11C

\_\_\_S07-----Point au Fer (1 of 4 maps) - 12A

\_\_\_S07-----Point au Fer (2 of 4 maps) - 12B

\_\_\_S07-----Point au Fer (3 of 4 maps) - 12C

\_\_\_S07-----Point au Fer (4 of 4 maps) - 12D

### **Iberia Parish**

- \_\_\_ LA-05P-----Marsh Island/Rainey (1 of 7 maps) - 13A
- \_\_\_ LA-05P-----Marsh Island/Rainey (2 of 7 maps) - 13B
- \_\_\_ LA-05P-----Marsh Island/ Rainey (3 of 7 maps) - 13C
- \_\_\_ LA-05P-----Marsh Island/Rainey (4 of 7 maps) - 13D
- \_\_\_ LA-05P-----Marsh Island/Rainey (5 of 7 maps) - 13E
- \_\_\_ LA-05P-----Marsh Island/Rainey (also in Vermilion Parish) (6 of 7 maps) - 13F

### **Vermilion Parish**

- \_\_\_ LA-05P-----Marsh Island/Rainey (7 of 7 maps) - 13G
- \_\_\_ LA-05P, S08, & LA-07 Marsh Island/Rainey, Cheniere au Tigre & Freshwater Bayou - 14
- \_\_\_ LA-07-----Freshwater Bayou (1 of 2 maps) - 15A
- \_\_\_ LA-07-----Freshwater Bayou (2 of 2 maps) - 15B
- \_\_\_ S09-----Rollover - 16

### **Cameron Parish**

- \_\_\_ LA-08P-----Rockefeller (also in Vermilion Parish) (1 of 3 maps) - 17A
- \_\_\_ LA-08P-----Rockefeller (2 of 3 maps) - 17B
- \_\_\_ LA-08P-----Rockefeller (3 of 3 maps) - 17C
- \_\_\_ LA-08P & S10-----Rockefeller & Mermentau River - 18
- \_\_\_ S10-----Mermentau River - 19
- \_\_\_ LA-09-----Cameron (1 of 2 maps) - 20A
- \_\_\_ LA-09-----Cameron (2 of 2 maps) - 20B
- \_\_\_ LA-10-----Calcasieu Pass (1 of 2 maps) - 21A
- \_\_\_ LA-10-----Calcasieu Pass (2 of 2 maps) - 21B
- \_\_\_ S11-----Sabine (1 of 4 maps) - 22A
- \_\_\_ S11-----Sabine (2 of 4 maps) - 22B
- \_\_\_ S11-----Sabine (3 of 4 maps) - 22C
- \_\_\_ S11-----Sabine (4 of 4 maps) - 22D

# Federal Emergency Management Agency Community Status Book Report LOUISIANA

## Communities Participating in the National Flood Program

CID	Community Name	County	Init FHBM Identified	Init FIRM Identified	Curr Eff Map Date	Reg-Emer Date	Tribal
220073#	GILBERT, VILLAGE OF	FRANKLIN PARISH	03/22/74	09/03/80	09/03/80	09/03/80	No
220149#	GLENMORA, TOWN OF	RAPIDES PARISH	04/12/74	02/03/82	02/03/82	02/03/82	No
225196	GOLDEN MEADOW, TOWN OF	LAFOURCHE PARISH	11/20/70	09/11/70	07/11/75	11/20/70	No
220290#	GOLDONNA, VILLAGE OF	NATCHITOCHE PARISH	09/19/75	06/29/82	06/29/82(M)	06/29/82	No
220015#	GONZALES, CITY OF	ASCENSION PARISH	09/14/73	08/16/82	08/16/07(M)	08/16/82	No
220328#	GRAMBLING, CITY OF	LINCOLN PARISH	11/19/76	04/02/09	04/02/09	04/02/09	No
220162	GRAMERCY, TOWN OF	ST. JAMES PARISH	05/03/74	01/24/78	01/24/78(M)	01/24/78	No
220291#	GRAND CANE, VILLAGE OF	DE SOTO PARISH	05/02/75	03/23/82	12/16/03(M)	03/23/82	No
220169	GRAND COTEAU, TOWN OF	ST. LANDRY PARISH	12/07/73	06/30/76	06/30/76(M)	06/30/76	No
225197#	GRAND ISLE, TOWN OF	JEFFERSON PARISH	10/20/70	08/28/70	03/23/95	10/30/70	No
220076#	GRANT PARISH*	GRANT PARISH	06/17/77	03/01/87	11/16/95	03/01/87	No
220329	GRAYSON, VILLAGE OF	CALDWELL PARISH	08/13/76		(NSFHA)	07/09/81	No
220330#	GREENSBURG, TOWN OF	ST. HELENA PARISH	02/07/75	04/01/80	04/01/80	04/01/80	No
220292#	GREENWOOD, TOWN OF	CADDO PARISH	04/23/76	08/03/98	05/17/04	08/03/98	No
225198#	GRETNA, CITY OF	JEFFERSON PARISH		08/14/70	03/23/95	06/18/71	No
220084#	GROSSE TETE, VILLAGE OF	IBERVILLE PARISH	01/25/74	03/01/78	03/01/78	03/01/78	No
220225	GUEYDAN, TOWN OF	VERMILION PARISH	10/26/73		(NSFHA)	12/16/77	No
220208#	HAMMOND, CITY OF	TANGIPAHOA PARISH	03/08/74	12/15/81	07/21/99	12/15/81	No
225200#	HARAHAN, CITY OF	JEFFERSON PARISH		06/15/73	03/23/95	06/15/73	No
220048#	HARRISONBURG, VILLAGE OF	CATAHOULA PARISH	12/21/73	04/05/88	04/05/88	04/05/88	No
220034#	HAUGHTON, TOWN OF	BOSSIER PARISH	06/28/74	09/30/81	09/26/08	09/30/81	No
220051#	HAYNESVILLE, TOWN OF	CLAIBORNE PARISH	03/08/74	03/30/82	03/30/82(M)	03/30/82	No
220189#	HENDERSON, TOWN OF	ST. MARTIN PARISH	06/07/74	05/03/82	05/03/82	05/03/82	No
220294	HESSMER, VILLAGE OF	AVOYELLES PARISH	11/19/76		01/01/50	10/01/04	No
	Community is NSFHA. Mapped as ANI on Avoyelles Parish FIRM panel 220019 0150 B dated 02/26/1980.						
220052#	HOMER, TOWN OF	CLAIBORNE PARISH	12/21/73	09/03/80	09/03/80	09/03/80	No
220332	HORNBECK, VILLAGE OF	VERNON PARISH	08/15/75	06/01/05	06/01/05(L)	06/01/05	No
220220#	HOUMA, CITY OF	TERREBONNE PARISH	11/23/73	05/19/81	05/19/81	05/19/81	No
	THE CITY OF HOUMA HAS CONSOLIDATED UNDER TERREBONNE PARISH (225206)						
220078#	IBERIA PARISH*	IBERIA PARISH	06/28/77	07/03/78	06/30/99	07/03/78	No
220083#	IBERVILLE PARISH*	IBERVILLE PARISH	10/18/74	06/01/78	08/05/91	06/01/78	No
220209	INDEPENDENCE, TOWN OF	TANGIPAHOA PARISH	05/17/74	07/05/77	07/05/77(M)	07/05/77	No
220005	IOTA, TOWN OF	ACADIA PARISH	01/09/74	07/18/85	07/18/85(M)	07/18/85	No
220039#	IOWA, TOWN OF	CALCASIEU PARISH	05/24/74	02/04/88	12/15/90	02/04/88	No
220365	JACKSON PARISH*	JACKSON PARISH			01/01/50	01/16/07(E)	No
220333#	JACKSON, TOWN OF	EAST FELICIANA PARISH	01/10/75	06/04/80	06/04/80	06/04/80	No
220371#	JEAN LAFITTE, TOWN OF	JEFFERSON PARISH		10/01/71	03/23/95	10/01/71	No
220080#	JEANERETTE, CITY OF	IBERIA PARISH	09/07/73	06/30/76	04/17/79(M)	06/30/76	No
220095#	JEFFERSON DAVIS PARISH*	JEFFERSON DAVIS PARISH	05/17/77	06/15/88	06/15/88	06/15/88	No
225199#	JEFFERSON PARISH*	JEFFERSON PARISH	03/03/70	10/13/71	03/23/95	10/01/71	No
220334	JENA, TOWN OF	LA SALLE PARISH	12/24/76	03/01/87	03/01/87(L)	03/01/87	No
220098#	JENNINGS, CITY OF	JEFFERSON DAVIS PARISH	02/01/74	04/15/81	04/15/81	04/15/81	No
220252#	JONESBORO, TOWN OF	JACKSON PARISH	09/12/75	10/15/85	10/15/85(M)	10/15/85	No
220049#	JONESVILLE, TOWN OF	CATAHOULA PARISH	12/17/73	03/01/78	04/19/05	03/01/78	No
220226#	KAPLAN, CITY OF	VERMILION PARISH	11/02/73	03/01/82	03/01/82	03/01/82	No
225201#	KENNER, CITY OF	JEFFERSON PARISH	06/26/71	06/25/71	03/23/95	06/25/71	No
220210#	KENTWOOD, TOWN OF	TANGIPAHOA PARISH	11/02/73	04/15/80	04/15/80	04/15/80	No
220355#	KILLIAN, VILLAGE OF	LIVINGSTON PARISH	06/25/76	08/01/87	08/23/01	08/01/87	No
220010	KINDER, TOWN OF	ALLEN PARISH	04/05/74	11/01/85	11/01/85(M)	11/01/85	No











**Wetland Types**

	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Lake
	Other
	Riverine

**Status Map**

	Digital (vector data)
	Scan (raster data)
	Non-Digital (hardcopy only)
	No Data

© 2010 Google  
 29° 59' 50.23" N 90° 11' 31.57" W elev. 0 ft

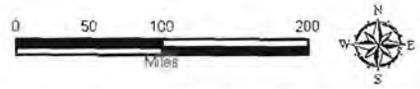
© 2009 Google  
 Eye alt 2125 ft



# Sole Source Aquifers

## EPA Region 6

- ARBUCKLE-SIMPSON AQUIFER
- CHICOT AQUIFER SYSTEM
- EDWARDS AQUIFER I
- EDWARDS AQUIFER II
- ESPAÑOLA BASIN AQUIFER SYSTEM
- SOUTHERN HILLS AQUIFER SYSTEM



# National Wild & Scenic Rivers



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## Saline Bayou

### Louisiana

*Kisatchie National Forest  
2500 Shreveport Highway  
Post Office Box 5500  
Pineville, Louisiana 71361*

**Designated Reach:** October 30, 1986. From Saline Lake upstream to the Kisatchie National Forest.

**Classification/Mileage:** Scenic — 19.0 miles; Total — 19.0 miles.

Vegetation, animal and bird life, and calm black water characterize the bayou. It is ideal for quiet canoeing, floating and fishing.



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### Saline Bayou Wild and Scenic River, Louisiana

Created on: 1/1/2007

Last updated: 04/27/2010 11:25:23

Site has changed since last visit!



FIGURE 8

**2002 DNL Noise Contours**

NAS, JRB New Orleans, LA

**Legend**

- NAS Boundary
- Existing Runway
- Runway Extension

**2002 Noise Contours**

- 65
- 70
- 75
- 80
- 85



0 1000 2000 Feet

**USDA** United States  
Department of  
Agriculture



Natural  
Resources  
Conservation  
Service

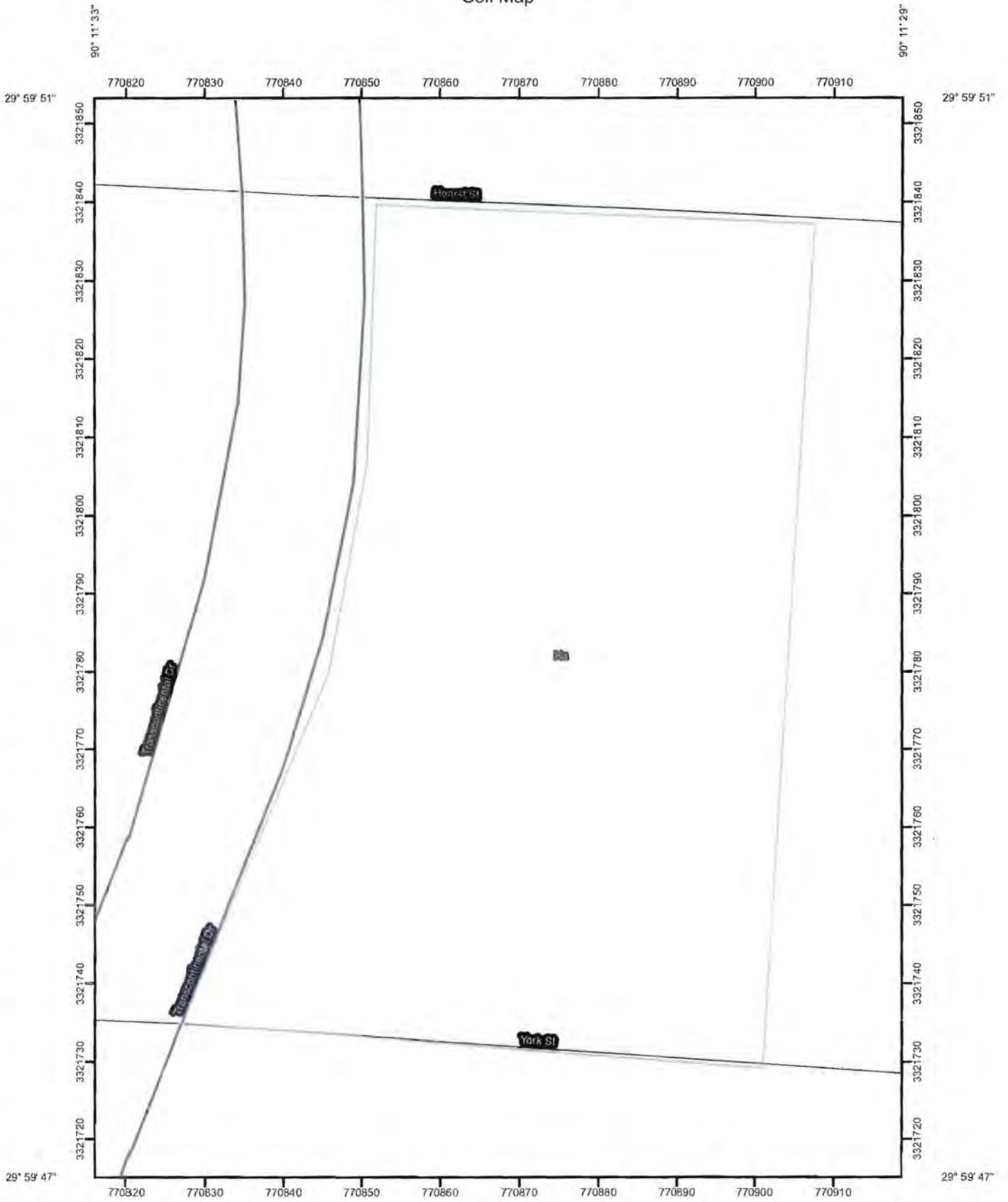
A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Jefferson Parish, Louisiana**



June 30, 2010

Custom Soil Resource Report  
Soil Map



Map Scale: 1:659 if printed on A size (8.5" x 11") sheet.

