

DEPARTMENT OF HOUSING
AND
URBAN DEVELOPMENT



ENVIRONMENTAL REVIEW

For

ST. BERNARD III/ROUQUETTE IV
4300 HIGHWAY 22
MANDEVILLE, ST. TAMMANY
PARISH, LOUISIANA

Prepared for

CHRISTOPHER HOMES, INC.
1000 HOWARD AVENUE
SUITE 100
NEW ORLEANS, LA 70113

Prepared by

Professional Service Industries, Inc.
724 Central Avenue
Jefferson, Louisiana 70121
(504) 733-9411

Rachel A. Keane
Project Scientist

PSI Project No.: 0255218

August 13, 2010

Swain D. Munson
Principal Consultant

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psi Information
To Build On

Engineering • Consulting • Testing

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Compliance Documentation Checklist
24 CFR 58.6

PROJECT NAME / DESCRIPTION: St. Bernard III/Rouquette IV -Christopher Homes, Inc.: Rouquette Lodge, 4300 Highway 22, Mandeville, ST. Tammany Parish, Louisiana. Proposed relocation and construction of the St. Bernard III senior residential development to Rouquette Lodge. The proposed project will add 68 residential units to Rouquette Lodge.

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:

FEMA Prelim DFIRM (www.1amappingproject.com) -Appendix B

Yes; Source Documentation: _____

2. Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)? **NOT APPLICABLE**

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](http://www.fws.gov/habitatconservation/coastal%20barrier.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?

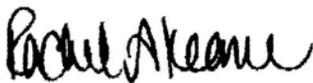
No; Source Documentation: Project area over 2,500 and 8,000 feet from civil and military airport runways respectively.

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



Signature:

Date:

August 13, 2010

STATUTORY CHECKLIST 24 CFR §58.5 STATUTES, EXECUTIVE

ORDERS & REGULATIONS

Project Name: St. Bernard III/Rouquette IV-Christopher Homes, Inc.

Project Description (Include all actions which are either geographically or functionally related):

Proposed relocation and construction of the St. Bernard **III** senior residential development from Meraux to Rouquette Lodge, Mandeville, St. Tammany Parish, Louisiana. The proposed project will add 68 units.

Location: 4300 Highway 22, Mandeville, St. Tammany Parish, Louisiana. Refer to **Appendix A** for Project Location Map

This project is determined to be categorically excluded according to: [Cite section(s)] *N/A* -EA required per §58.36

Compliance Factors:

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5

N/A	Consultation, Review, Permits Required	Consistency Determination	Condition, Mitigation
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Compliance Documentation

Compliance Factor	N/A	Consultation, Review, Permits Required	Consistency Determination	Condition, Mitigation	Compliance Documentation
Historic Presentation [36 CFR Part 800]	X				Letter sent to SHPO dated July 2, 2010. Per response from SPHO dated July 28, 2010 no historic properties will be impacted.
Floodplain Management [24 CFR 55, Executive Order 11988]	X				Not located in 100-year floodplain per DFIRM from LA Mapping Project. http://www.lamalingproject.com/index.php Project in compliance with EO 11988.
Wetland Protection [Executive Order 11990]	X				Wetland mapped on project site per NWI map. However, site is currently paved as a parking lot No impacts expected.
Coastal Zone Management Coastal Zone Management Act Sections 307(c), (d)]	X				Project found to be exempt from CMD CUP permit requirements per letter dated July 9, 2010.
Water Quality Safe Drinking Water Act (42 USC 201,300(f) & 21 U.S.C.349)	X				Project area in Southern Hills sole source aquifer. No impacts per letter from EPA (July 13, 2010). Surface water impacts not likely. Water supply accessible and provided by the Parish.
Sole Source Aquifers [40 CFR 149]	X				Project area in Southern Hills sole source aquifer. No impacts per letter from EPA (July 13, 2010). http://www.epa.gov/region6/water/swp/ssa/maps.htm
Fish and Wildlife Endangered Species Act [50 CFR 402]	X				USFWS (letter dated July 15, 2010) and LDWF (letter dated July 16, 2010) confirm no impacts to T&E.
Wild and Scenic: Rivers Wild and Scenic: Rivers Act [Sections 7(b), and (c)]	X				http://www.rivers.gov/ Saline Bayou over 200 miles from project area. No wild and scenic river will be impacted.
Clean Air Clean Air Act [Sections 176(c), (d), and 40 CFR 6, 5 1,93]	X				http://www.deq.louisiana.gov/portal/tabid/68/Default.aspx LDEQ letter confirms project area in attainment area. Construction emissions will not exceed established air quality standards.

Compliance Factors:

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5

N/A Consultation, Review, PennIs Required Consistency Determination Condition, Mitigation

Compliance Documentation

Farmland Protection Farmland Protection Policy Act p CFR658]

X

Per NRCS Web Soil Survey, prime farmland mapped on project site. Project area is currently paved as parking lot. No impacts expected.

Environmental Justice (Executive Order 12898)

HUD ENVIRONMENTAL STANDARDS

http://www.census.gov/ No adverse impacts to low income/minority populations expected. .

Noise Abatement and Control [24 CFR 5IB]

X

DNL calculated for the project site is approximately 59 dB. Noise attenuation not Required. Noise from construction will be temporary.

Explosive and Flammable Operations [24 CFR 51C]

X

No facilities identified in 1-mile radius per Phase 1.

Toxic Chemicals and Radioactive Materials [24 CFR 58.5(i)]

X

No facilities identified in I-mile radius per Phase 1.

Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]

X

Per HUD Policy 24 CFR Part 51, the project is not located within 2,500 ft or 8,000 ft of civil or military runway (respectively). No impacts are expected.

Solid Waste Disposal

X

Per facility management, waste disposal provided by Allied Waste on Mon., Wed., and Fri.

State/Local Statutes

X

Building permits from the City of Mandeville and the Parish apply. The project will meet all State and local building codes and regulations.

PREPARERSIGNATURE: _____

DATE: August 13, 2010

PREPARER NAME: Rachel A. Keane, PSI Inc., Project Scientist
On behalf of Christopher Homes, Inc.

RESPONSIBLE ENTITY AGENCY

OFFICIAL SIGNATURE: _____

DATE: _____

NAME, TITLE: _____

Environmental Assessment Checklist

Project Name: St Bernard III/Rouquette IV -Christopher Homes, Inc., Rouquette Lodge, 4300 Highway 22, Mandeville, St Tammany Parish, Louisiana

Impact Categories	IMPACT ANTICIPATED			REQUIRES MITIGATION OR MODIFICATION	NOTE CONDITIONS AND/OR SOURCE DOCUMENTATION THAT SUPPORTS FINDING REFERENCE NOTES
	NONE	MINOR	MAJOR		
Land Development					
Conformance with Comprehensive Plans and Zoning	X				Zoning currently "Ward 4 – Municipalities". No impact to zoning expected. Location compatible with Comprehensive Plan.
Compatibility and Urban Impact	X				The general project area is mixed residential and commercial. The proposed project will be compatible with the surrounding uses.
Slope	X				http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx Slopes for the area are less than 1 percent.
Erosion	X				http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx No erosion observed during site inspection.
Soil Suitability	X				http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx Soil considered "very limited". However, currently paved as parking area. No impacts expected.
Hazards and Nuisances Including Site Safety	X				No hazardous or explosive facilities identified in proximity to the project area by Phase I ESA. No other hazards or nuisances were observed.
Energy Consumption	X				Utilities accessible to project area. Energy saving materials and energy efficient appliances will be used for residential units.
Noise					
Effects of Ambient Noise on Project and Contribution to Community Noise Levels	X				DNL calculated for the project site is approximately 59 dB. Noise attenuation features not required. Noise from construction will be temporary.
Air Quality					
Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	X				http://www.deq.louisiana.gov/portal/tabid/68/Default.aspx LDEQ letter confirms project area in attainment area. Construction emissions will not exceed established air quality standards.
Environmental Design, Historic Values and Urban Impact					
Visual Quality Coherence, Diversity, Compatible Use and Scale	X				Surrounding land uses include mixed commercial and residential. Project will be constructed to compliment existing Rouquette Lodge.
Historic, Cultural and Archaeological Resources	X				Letter sent to SHPO dated July 2, 2010. Response from SHPO dated July 28, 2010 confirmed no historic properties will be impacted.

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		
Socioeconomic					
Demographic Character Changes	X				www.census.gov No adverse impacts expected.
Displacement	X				Project area is currently paved parking area for Rouquette Lodge. No residential occupants will be displaced. No additional property will be purchased for the project. The Uniform Relocation Act is not applicable.
Employment and Income Patterns	X				www.census.gov No adverse impacts expected. Project will have slight positive impact on employment (i.e. providing jobs for building maintenance, management, etc)
Community Facilities and Services.					
Educational Facilities	X				St. Tammany public schools offer pre-GED and GED programs. Reduced tuition for seniors offered at Southeastern University.
Commercial Facilities	X				Commercial and retail facilities readily accessible on adjoining properties. Regular transportation provided by the facility scheduled for those without cars.
Health Care	X				Health care facilities readily accessible. Closest are Lakeview Regional Medical Center (1.4 mi), Fairway Surgical Hospital (1.3 miles), and Oschner Health Center (1.4 miles). Transportation for medical visits specifically provided by facility.
Social Services	X				Social services readily available at various locations. Facility provides a Service Coordination program to assist.
Solid Waste	X				Per facility management, solid waste pick-up by Allied Waste on Mon., Wed., and Fri.
Waste Water	X				http://www.stpgov.org/ Sewer system established in project location. Service provided by the Parish.
Storm Water	X				http://www.stpgov.org/ Storm water system established in project location. Service provided by the Parish.
Water Supply	X				http://www.stpgov.org/ Water supply established in project location. Service provided by the Parish.
Public Safety	Police	X			http://www.cityofmandeville.com/ Police services provided by the City of Mandeville. Police station located within 3.0 miles of project area.
	Fire	X			Project area in Parish Fire District 4. Nearest station is Station 42 approximately 0.20 mile from project area.
	Emergency Medical	X			http://www.stp911.org/ Emergency medical transport coordinated by the St. Tammany Parish Communications District. Emergency room available at Lakeview Regional Medical Center (1.4 miles).
Open Space and Recreation	X				http://www.stpgov.org/community.php Some green spaces available on facility property. Open space accessible by vehicular transportation. Transportation made available by facility

Recreation X

<http://www.stpgov.org/community.php>

Areas accessible by foot and vehicular transportation. Public transportation available. Facility provides on-site programs and outings.

Cultural Facilities X

Cultural facilities accessible by vehicular transportation. Transportation provided by facility.

Transportation X

<http://www.stpgov.org/gostat.php>

St. Tammany Parish provides public transportation opportunities. Regular transportation to local sites and services is provided by the facility. A volunteer driver can be scheduled when needed. COAST busses are also available for doctor visits, etc.

Environmental Assessment Checklist

Impact Categories	IMPACT ANTICIPATED			REQUIRES MITIGATION OR MODIFICATION	NOTE CONDITIONS AND/OR SOURCE DOCUMENTATION THAT SUPPORTS FINDING REFERENCE NOTES	MINOR	MAJOR
	NONE						
Natural Features							
Water Resources	X				Project area in Southern Hills sole source aquifer. No impacts per letter from EPA (July 13, 2010, http://www.epa.gov/region6/water/swp/ssa/maps.htm). No 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 acts unlikely.		
Floodplains	X				Project not located in 100-year floodplain. Project in compliance with EO 11988.		
Wetlands	X				Wetland mapped on project site per NWI map. However, site is currently paved as a parking lot. No impacts expected.		
Coastal Zone	X				Project found to be exempt from CMD CUP permit requirements per letter dated July 9, 2010.		
Unique Natural Features and Agricultural Lands	X				Per NRCS Web Soil Survey, prime farmland mapped on project site. Project area is currently paved as parking lot. No impacts expected.		
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 4/13/2010 and 4/07/10 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 (FONS).

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.

Environmental Assessment Checklist

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 III senior living facility from its former location at 2440 Archbishop Hannon Boulevard, Meraux, St. Bernard Parish, Louisiana to Rouquette Lodge, Mandeville, St. Tammany Parish, Louisiana. Rouquette IV will add 68 units. Once complete, the new facility will be called Rouquette IV. The St. Bernard III facility sustained significant damage from Hurricane Katrina including flooding and other storm damage. Christopher Homes, Inc. has elected to relocate this facility to St. Tammany Parish to the existing Rouquette Lodge facility.

Alternative 2 -No-Action The St. Bernard III facility would not be relocated and reconstructed at the Rouquette Lodge facility in St. Tammany Parish. In addition, the St. Bernard III facility would not be reconstructed at its former location in St. Bernard Parish.

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 III 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 III at its St. Bernard parish location. The Rouquette Lodge 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. Rouquette Lodge currently has a parking area on the property within the existing facility foot print that could accommodate the proposed project. In addition, Rouquette Lodge 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 in areas in proximity to established services.

Additional Studies Performed (Attach Study or Summary)

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

Mitigation Measures Needed: No mitigation measures have been identified for this project.

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 X: 0.2% Annual Chance Flood Hazard". Based on this map, the project area is not located in a 100-year floodplain. Therefore, the project is in compliance with Executive Order 11988. Please refer to **Appendix B** for a copy of the DFIRM map.

Wetland Protection

Review of the National Wetland Inventory Map (NWI), maintained by the U.S. Fish and Wildlife Service (USFWS), shows that wetland habitat was mapped for the proposed project area. A copy of the NWI map has been included in **Appendix B**. However, the proposed project is located in an existing parking area associated with the Rouquette Lodge senior residential facility. No additional property will be filled for the construction of the proposed project. 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, 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. Sewage disposal and potable water will be supplied by St. Tammany Parish. Infrastructure to convey water to and from the proposed development is already established in the project area. Sewer and 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/waterlswp/ssa/maps.htm>) indicates that the project area falls within the designated Southern Hills 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 lie within the boundaries of the Southern Hills sole source aquifer system. The EPA concluded that the proposed project "should not have an adverse effect on the quality of the ground water underlying the project site." 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>), St. Tammany 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 in on the proposed project area (Guyton silt loam) is classified as a prime farmland soil. However, the proposed project will be constructed on an existing parking area associated with the Rouquette Lodge facility. Impacts to this prime farmland soil would be negligible due to documented previous disturbance. A letter dated July 2, 2010 was submitted to the NRCS regarding the soils on the subject property. A Form AD-1 006 was also submitted to the NRCS

following inquiry with the District Conservationist on July 9, 2010. As of the date of this report, response to the submittal of the Form AD-1 006 has been received. Due to the impacted nature of the proposed project location and the urban nature of the surrounding area, impacts to prime farmland are not expected. Copies of agency correspondence and the Form AD-1006 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	St. Tammany Parish	Mandeville ¹
Population			
White	64.3%	83.8%	92.2%
Black/African American	31.5%	11.7%	4.8%
American Indian/Alaskan Native	0.6%	0.3%	0.3%
Asian persons	1.4%	1.3%	1.2%
Native Hawaiian/Other Pacific Islander	0.0%	0.0%	0.1%
Other Race	1.0%	1.3%	0.6%
Two or More Races	1.2%	1.6%	0.9%
Hispanic or Latino	3.2%	3.6%	2.4%
65 year and Over	12.6%	11.7%	11.9%
Economic Characteristic			
In Labor Force (16 years or over)	61.3%	62.7%	67.7%
Median Household Income*	\$42,634	\$59,274	\$52,500
Median Family Income*	\$52,764	\$69,593	\$70,043
Per Capita Income*	\$22,488	\$28,249	\$26,420
Individuals Below Poverty Line	18.5%	10.3%	7.6%
Families Below Poverty Level	14.2%	8.1%	4.9%

Source: <http://www.census.gov/> Data based on 2006-2008 American Community Survey -3-Year Estimates

1 -Data based on Census 2000 survey

* -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 higher when compared with the state and parish percentages. Median household and family incomes are much 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 in the general project area is generally on par with 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 similar to 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:

	DNL	Requirements
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.

There are no civil airports, military airfields, or operating railroads within the designated distances from the proposed project. However, the proposed project is within 1,000 feet of Highway 22.

The DNL expected at the closest residence to Highway 22 in the proposed project was calculated using the HUD Site DNL Assessment calculator. Information required for the roadway calculation included, but was not limited to, distance from the proposed site to the center of the roadway, average road speed, and Average Daily Trips (ADT). The ADT for the proposed project was provided by the Louisiana Department of Transportation and [Development \(LDOTD http://www.dotd.la.gov/highways/tatv/ website](http://www.dotd.la.gov/highways/tatv/)). Based on professional judgment and information provided by LDOTD for previous studies, PSI assumed that of the total ADT, 10% would be account for medium truck traffic and 5% 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 residence to the railroad within the proposed project will be exposed to was calculated to be approximately 59 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 acceptable noise hazard. Mitigation and abatement measures will not be required to reduce the noise levels to a range that would be considered acceptable. 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 E**.

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 E**.

Airport Clear Zones and Accident Potential Zones

The St. Tammany Regional Airport, Louis Armstrong International Airport, Lakefront Civil Airport, and the Naval Air Station Belle Chasse are within the following approximate distances of the project site:

- St. Tammany Regional Airport: 7.0 miles
- Lakefront Civil Airport: 25 miles
- Louis Armstrong International Airport: 29 miles
- Naval Air Station Belle Chasse: 38 miles

Per HUD guidance and HUD policy as described in 24 CFR Part 51 Subpart D, the project area is not located within 2,500 feet of a civil airport runway or 8,000 feet of a military airfield runway. Therefore, impacts to the proposed project resulting from the proximity of airport clear zones or accident potential zones are not expected.

Solid Waste Disposal

Solid waste disposal of materials produced during construction will be managed as appropriate to federal, state, and local mandates and regulations. According to the facility manager, solid waste collection and disposal will be provided by Allied Waste. Collections are made Monday, Wednesday, and Friday.

State/Local Statutes

St. Tammany Parish and the City of Mandeville 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.

ENVIRONMENTAL ASSESSMENT CHECKLIST SUPPORT NARRATIVE

Land Development

Conformance with Comprehensive Plans and Zoning

Per information provided by the St. Tammany Parish the project area is zoned "Ward 4 Municipalities". Based on the current use of the property as a parking area for the Rouquette Lodge and the mixed commercial and residential use of the surrounding properties, the proposed project would not impact zoning in the area.

According to the *Sf. Tammany Parish Comprehensive Plan New Directions 2025*, influences that should guide the designation of residential development include "Housing for seniors in areas (such as towns and villages) that provide proximity to amenities and health facilities." The proposed project would fulfill that directive by allowing expanded senior residential opportunities within an established senior living facility that is close to retail and services providers as well as to medical and health services.

Compatibility and Urban Impact

The overall aesthetic and appearance of the proposed Rouquette IV project will compliment the existing Rouquette Lodge located adjacent to the proposed project location. The area in and immediately surrounding the proposed project area is surrounded by Rouquette Lodge and commercial and residential development. No impact to the overall aesthetic of the area would be realized. 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 impacts to historic properties would result. Copies of agency correspondence have been included in **Appendix C**.

Slope

According to the NRCS Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>) soil present on the project site is Guyton silt loam. According to the NRCS soil description function of their website (<http://soils.usda.gov/technical/classification/osd/index.html>), the slope for the Guyton soil series ranges from 0 to 1 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 to 1 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 Guyton silt loam. 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). Guyton silt loam has a K factor of 0.43. These K factors represent a moderate susceptibility to erosion. Please refer to **Appendix B** for a copy of erosion factors for the project soils. Overall, little to no impacts to the proposed project resulting from erosion are expected. Appropriate foundations

and fill materials will be used, as needed. Therefore, no impacts to the proposed project resulting from erosion would be 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 (Guyton silt loam) is classified as "very limited" for dwellings without basements. This designation is based on depth to saturation zone. Please refer to **Appendix B** for a copy of the soil suitability ratings for the soils present at the project site. Appropriate foundations and fill materials will be used, as needed. 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 E**. 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:

DNL		Requirements
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.

There are no civil airports, military airfields, or operating railroads within the designated distances from the proposed project. However, the proposed project is within 1,000 feet of Highway 22.

The DNL expected at the closest residence to Highway 22 in the proposed project was calculated using the HUD Site DNL Assessment calculator. Information required for the roadway calculation included, but was not limited to, distance from the proposed site to the center of the roadway, average road speed, and Average Daily Trips (ADT). The ADT for the proposed project was provided by the Louisiana Department of Transportation and [Development \(LDOTD\) website](http://www.dotd.la.gov/highways/tatv/). Based on professional judgment and information provided by LDOTD for previous studies, PSI assumed that of the total ADT, 10% would be account for medium truck traffic and 5% 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 residence to the railroad within the proposed project will be exposed to was calculated to be approximately 59 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 acceptable noise hazard. Mitigation and abatement measures will not be required to reduce the noise levels to a range that would be considered acceptable. 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 (NMQS) data and information provided on the Louisiana Department of Environmental Quality (LDEQ) website (<http://www.deq.louisiana.gov/portal/tabid/68/Default.aspx>). St. Tammany Parish is in attainment with air quality standards. In addition, a letter was submitted to the Louisiana Department of LDEQ via electronic mail letter dated July 2, 2010. In a letter dated July 15, 2010, the LDEQ stated that the project area falls within an area of attainment with the NMQS 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 surrounding area would remain in tact. The overall surrounding land use currently includes residential and commercial properties. The addition of Rouquette IV would complement the existing structures of Rouquette Lodge. Therefore, the proposed project would not interfere or compete with the surrounding uses. While the surrounding land use is located within an overall urban setting, the construction of the proposed project would not have an overall impact on the visual character of the surrounding area.

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	St. Tammany Parish	Mandeville ¹
Population			
White	64.3%	83.8%	92.2%
• Black/African American Indian/Alaskan Native	31.5% 0.6%	11.7% 0.3%	4.8% 0.3%
Asian persons	1.4%	1.3%	1.2%
Native Hawaiian/Other Pacific Islander	0.0%	0.0%	0.1%
Other Race	1.0%	1.3%	0.6%
Two or More Races	1.2%	1.6%	0.9%
Hispanic or Latino	3.2%	3.6%	2.4%

65 year and Over 12.6% 11.7% 11.9%

Source: <http://www.census.gov/> Data based on 2006-2008 American Community Survey -3-Year Estimates

¹ -Data based on Census 2000 survey

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 in the general project area is generally on par with the percentages reported for the state and parish. Impacts to the demographic character of the project area are unlikely as a result of the proposed project.

Displacement

The proposed Rouquette IV project will be constructed on an existing parking area associated with the Rouquette Lodge senior living facility. No additional property will be purchased to accommodate the proposed project that would result in the displacement of residential or commercial occupants.

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	St. Tammany Parish	Mandeville ¹
Population			
65 year and Over	12.6%	11.7%	11.9%
Economic Characteristic			
In Labor Force (16 years or over)	61.3%	62.7%	67.7%

Median Household Income*	\$42,634	\$59,274	\$52,500
Median Family Income*	\$52,764	\$69,593	\$70,043
Per Capita Income*	\$22,488	\$28,249	\$26,420
Individuals Below Poverty Line	18.5%	10.3%	7.6%
Families Below Poverty Level	14.2%	8.1%	4.9%

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

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

1 -Data based on Census 2000 survey

The proposed project will likely have no overall impact on employment or income patterns in the general area. Compared to statistics for the state and parish, individuals in the labor force within the general project area are generally higher. 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. Senior populations (65 and over) in the general project area are on par with those reported for the state and parish. 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. Pre-GED and GED programs are offered by the St. Tammany Parish Public School Board. One-on-one and small group instructional programs are offered at various schools throughout the parish. The St. Tammany Parish Office Louisiana Cooperative Extension Service LSU AgCenter offers educational services and programs to individuals with interests in horticulture, vegetable gardening, and aspects of family life.

Higher and continuing education opportunities are also available to senior citizens in the project area. Southeastern University in Hammond offers discounted rates to senior citizens.

Commercial Facilities: Several commercial and retail stores are available along the Highway 22 corridor. This corridor provides retail and commercial development that includes number of retail stores and commercial facilities offering a variety of goods and services. Shopping centers offering a wide variety of goods and services are located directly adjoining the proposed project area and within walking distance of the proposed project area. In addition, regularly transportation is available to provide access to other retail and commercial services and districts as needed.

Health Care: The closest facilities to the project area include:

- Lakeview Regional Medical Center -1.4 miles
- Fairway Surgical Hospital 1.3 miles
- Oschner Medical Center 1.4 miles

The areas surrounding these facilities also support a number of general and specialty practices available for regular and non-emergency care.

Social Services: The State of Louisiana Department of Social 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 community and faith-based charities, organizations, and action-groups are located within the city. These organizations include the following located in Mandeville:

- Mandeville Senior Center -3039 E. Causeway Approach
- Retired Senior and Volunteer Program (RSVP) -620 Guase Boulevard
- VOA Creative Counseling Service 2107 N. Causeway Boulevard

These organizations also provide a variety of services and support programs designed to assist individuals and families at the community level.

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 Allied Waste on Monday, Wednesday, and Friday.

Waste Water: Waste water will be collected and processed by St. Tammany Parish. Given the urban nature of the surrounding areas and the fact that the project area is adjacent to and associated with an established residential facility, no impacts to waste water processing are expected as a result of the proposed project. Additionally, the proposed project should have ready access to the existing sewer and treatment system. No expansion or upgrade of the existing system is an anticipated result of the proposed project.

Storm Water: As with waste water generated from the site, storm water will be conveyed off the site and into the St. Tammany Parish drainage system. Given the suburban setting and the existing development immediately adjoining the proposed project area, access to the existing storm water system should be readily available. Given the nature of the activities proposed for the project, a permit under the Louisiana Pollutant Elimination Discharge System (LPDES) permit will likely be required. Best management practices required under this permit will reduce the amount of sediment released into the parish water discharge system during storm events. Therefore, impacts are expected to be minimal.

Water Supply: Potable water will be supplied by St. Tammany Parish. The proposed project will be connected to the existing system. 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 City of Mandeville. The closest City of Mandeville police department office is located approximately 3.0 miles from the project site and offers regular patrols of the district.

Fire: According to information provided by the St. Tammany Fire Department website, the project area falls within Fire District 4 and the following station is within responding distance of the proposed project area:

- Station 42 -0.20 mile

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

Emergency Medical: Ambulance services are provided by the St. Tammany Parish Communications District. The EMS Department provides services throughout St. Tammany Parish. The closest Emergency Room is located at Lakeside Medical Center (1.4 miles).

Open Space and Recreation

Open Space: The suburban setting of the project area limits the amount of open space available within the proposed project area. Open space directly in the vicinity of the project area is limited. However, the St. Tammany Parish Recreation District #1 supports and maintains a number of recreational parks and green spaces in the vicinity of the project area.

Distance	Park	Amenities
Within 5.0 Miles	Northlake Nature Center	Walking trails, nature programs, birding programs, plant identification
	Pelican Park	Sports programs, green spaces.
Within 2.5 Miles	Fairview-Riverside State Park	Green spaces, camping

Source: <http://www.stpgove.org/community.php> & <http://www.crt.state.la.us/parks/ifairview.aspx>

Access to these facilities would require vehicular transportation. Transportation is available on a regular basis.

Recreation: St. Tammany Parish supports recreational activities at the Pelican Park recreation center including sports, fitness programs, martial arts, art and crafts classes, and others. This recreation center also offers programs and classes specifically designed for seniors including: linedancing, Tai Chi, bridge, ceramics and art classes. In addition to the recreational opportunities offered by the parish, the Rouquette Lodge facility also offers on-site activities to residents including birthday parties, bingo, line dancing, sing-alongs, barbeques, and other clubs and activities. The Rouquette Lodge facility also coordinates with the Council on Aging that also provides daily off-site activities for residents and regularly schedules transportation to a variety of events in the area.

Cultural Facilities: Many cultural facilities are available to provide cultural experiences and exposure to potential residents. There are several theatre organizations in the area including the Northlake Performing Arts Society and Playmakers Inc. that present musical and theatrical presentations throughout the year. The St. Tammany Parish Commission on Cultural Affairs organizes, supports, and coordinates a variety of events, festivals, classes, and presentations on a wide array of topics from health and safety, fitness, as well as arts and crafts.

The St. Tammany Parish Library system has branches established throughout the parish. The branch closest to the proposed project is the Causeway Branch located at 3457 Highway 190, approximately 0.8 mile from the project site. The St. Tammany Library system not only offers various reading media including book, periodicals, and audio-visual materials but also offers

organized book clubs, educational lectures, and foreign language classes. Classes and activities offered off-site will require vehicular transportation. Transportation opportunities are available to prospective residents on a regular basis.

Transportation: St. Tammany Area Transportation (goSTAT) offers public transportation services to both rural and urban parts of the parish. This service is a demand-response service and does also offer curbside service for an additional fee. Fees are assessed by miles traveled one-way. Seniors 60 years and older qualify for half-priced fares. The goSTAT also offers park and ride services for transportation to areas outside of the general area. Rouquette Lodge also provides regularly scheduled transportation to local retailers and service providers. A volunteer driver is also available for private outings.

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 St. Tammany Parish. 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.

Review of information provided by the U.S. Environmental Protection Agency -Region 6 (USEPA) website (<http://www.epa.gov/region6/water/swp/ssalmaps.htm>) indicates that the project area falls within the designated Southern Hills 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 lie within the boundaries of the Southern Hills sole source aquifer system. The EPA concluded that the proposed project "should not have an adverse effect on the quality of the ground water underlying the project site." A copy of the sole source aquifers designated in USEPA -Region 6 and agency correspondence has been included in **Appendix Band 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 2 miles south from the project area. Construction of the new residential units and the onsite parking area proposed as part of the 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. Any sediments 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 X: 0.2% Annual Chance Flood Hazard". Based on this map, the project area is not located in a 100-year floodplain, Therefore, the project is in compliance with Executive Order 11988. Please refer to **Appendix B** for a copy of the DFIRM map.

Wetlands

Review of the National Wetland Inventory Map (NWI), maintained by the U.S. Fish and Wildlife Service (USFWS), shows that wetland habitat was mapped for the proposed project area. A copy of the NWI map has been included in **Appendix B**. However, the proposed project is located in an existing parking area associated with the Rouquette Lodge senior residential facility. No additional property will be filled for the construction of the proposed project. 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, 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

Review of the Natural Resources Conservation Service (NRCS) Web Soil Survey indicated that the soil in on the proposed project area (Guyton silt loam) is classified as a prime farmland soil. However, the proposed project will be constructed on an existing parking area associated with the Rouquette Lodge facility. Impacts to this prime farmland soil would be negligible due to documented previous disturbance. A letter dated July 2, 2010 was submitted to the NRCS regarding the soils on the subject property. Copies of agency correspondence have been included in **Appendix C**.

Vegetation and Wildlife

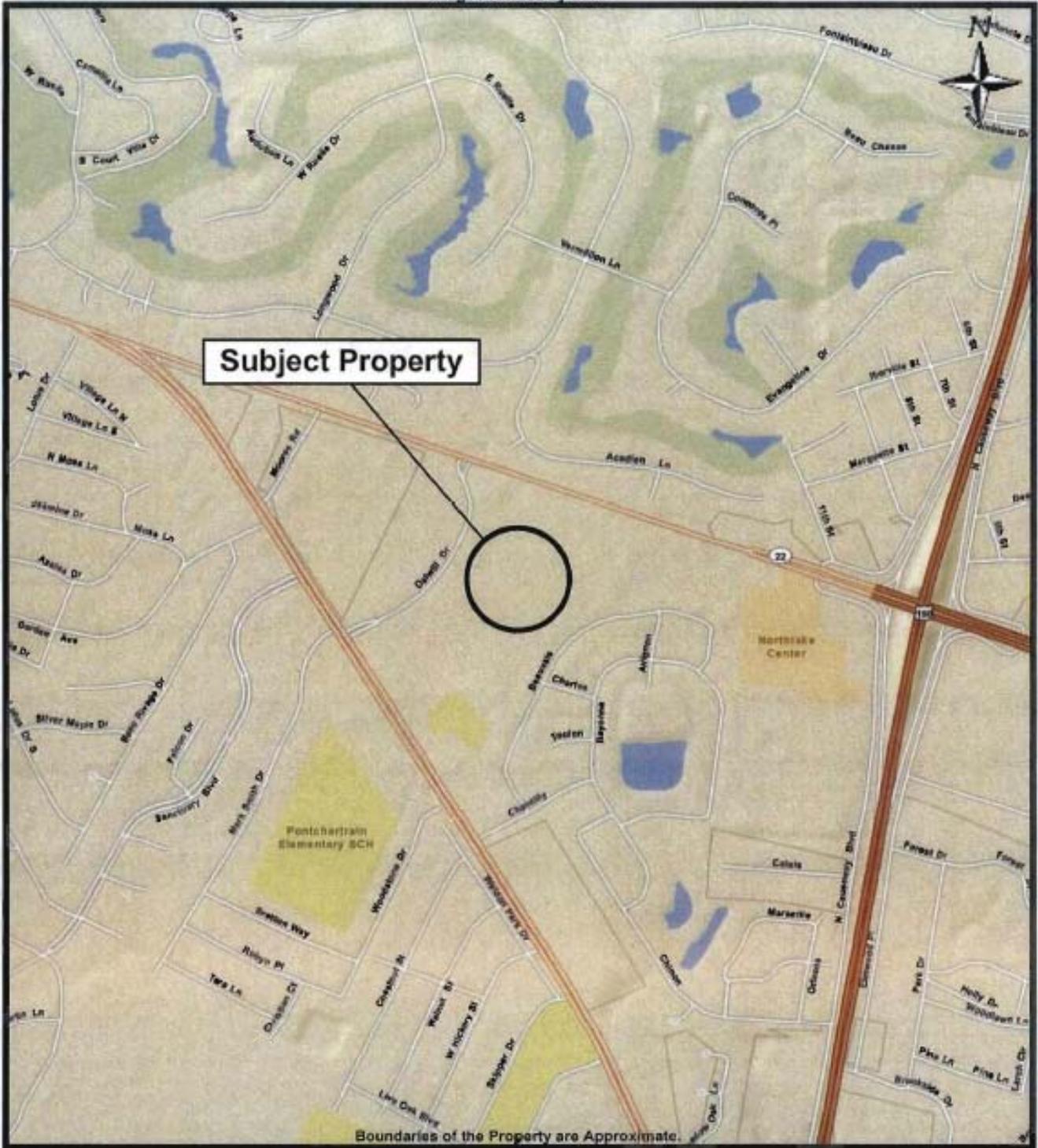
The proposed Rouquette IV project will be constructed on an existing paved parking area associated with the Rouquette Lodge senior facility. No natural habitat exists, therefore, no impacts to vegetative communities or wildlife habitat is expected.

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

Image Provided by ESRI



Boundaries of the Property are Approximate.



SITE LOCATION MAP

0255218 - Christopher Homes - St. Bernard III
4300 Highway 22
Mandeville, Louisiana

PREPARED FOR: Christopher Homes
PROJ. MGR: Rachel Keane
DRAWN BY: Rachel Keane

DATE: 07/15/2010
PROJ. #: 0255218



Stadium Ln

Energy Sq

Papa Barakaya

St. Bernard III

Project Area

Google

© 2010 Google 30°23'42.26"N 90°05'50.68"W elev. 0 ft Eye alt. 1615 ft

Imagery Date Mar 23, 2010



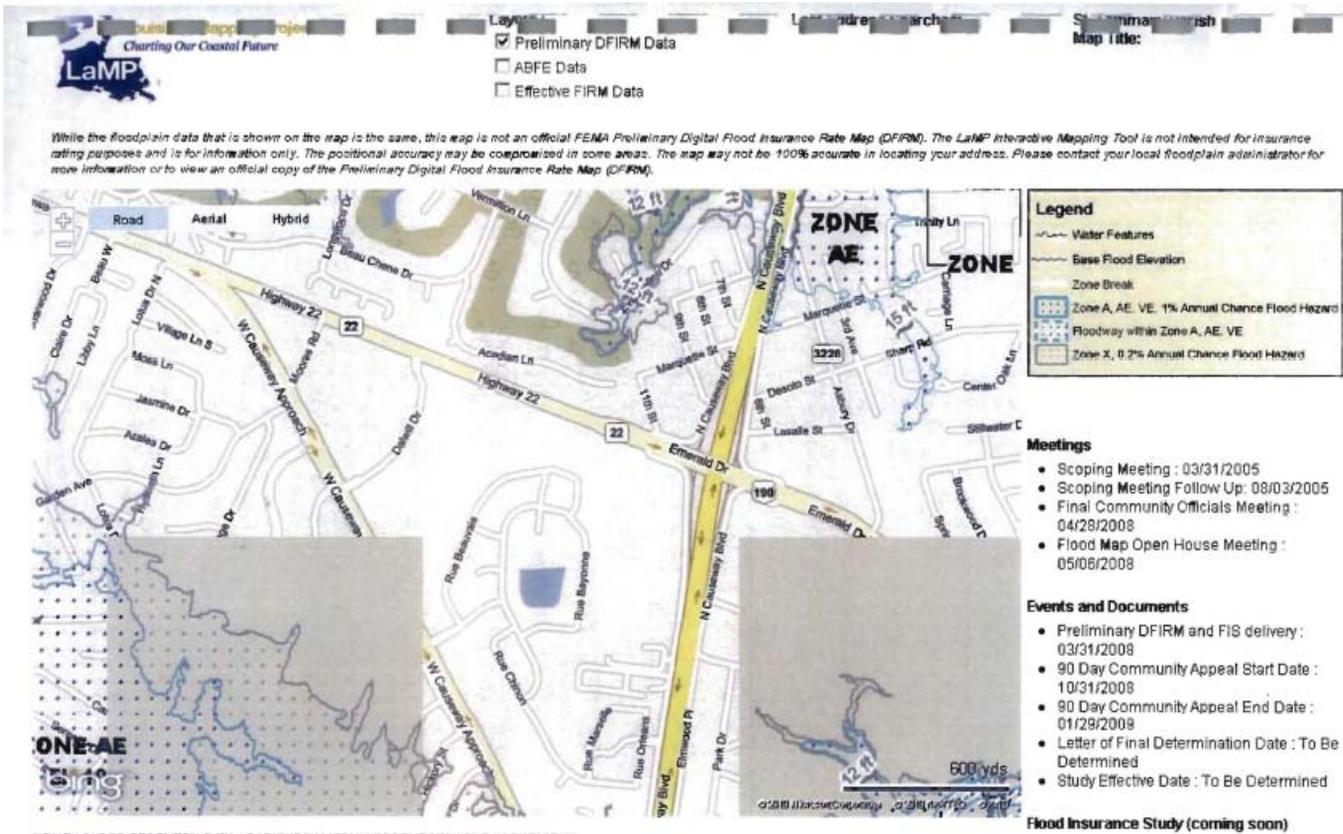
preliminary issue date
 not for construction
 03.19.2010
 issue date
 for permitting
 issue date
 for bid
 issue date
 for construction
 job no.
 1004
 sheet title
 site plan
 sheet no.
 A002

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Appendix B

Preliminary DFIRM Data



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) :-7 A
_Q02-----Dauphin Island (2 of 2 maps) -7B

**MISSISSIPPI (10 maps)
Jackson County**

_MS-01 P-----Gulf Islands (1 of 4 maps) -1A
_MS-01 P-----Gulf Islands (2 of 4 maps) -1 B
_MS-01 P-----Gulf Islands (3 of 4 maps) -1C _MS-01 P-----
Gulf Islands (also in Harrison County) (4 of 4 maps) -1 D

R01-----Round Island -2 _R01A-----
-----Belle Fontaine Point -3

Harrison County

_MS-01 P-----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

_801-----Bastian Bay Complex (1 of 2 maps) -4A _801-----
-----Bastian Bay Complex (2 of 2 maps) -4B _801 & 801 A-----Bastian Bay
Complex & Bay Joe Wise Complex -5 _801A-----Bay Joe Wise Complex -6

Plaquemines & Jefferson Parishes

_802 & LA-04P-----Grand Terre Islands & Grand Isle (802 in Plaquemines Parish) -7

Lafourche Parish

_803-----Caminada (Also in Jefferson Parish) (1 of 3 maps)-BA __803-----
-----Caminada (2 of 3 maps) -BB _803-----Caminada (3 of 3 maps) -BC _804-----
-----Timbalier Bay -9 _805-----Timbalier Islands (1 of 3 maps) -10A _805-----
-----Timbalier Islands (also in Terrebonne Parish) (2 of 3 maps) -10B

Terrebonne Parish

_805-----Timbalier Islands (3 of 3 maps) -10C _806-----
-----Isles Dernieres (1 of 3 maps) -11 A _806-----
-----Isles Dernieres (2 of 3 maps) -11 B _806-----Isles
Dernieres (3 of 3 maps) -11 C _807-----Point au Fer (1 of 4
maps) 12A _807-----Point au Fer (2 of 4 maps) -128 _807-----
-----Point au Fer (3 of 4 maps) -12C _807-----
-----Point au Fer (4 of 4 maps) -120

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

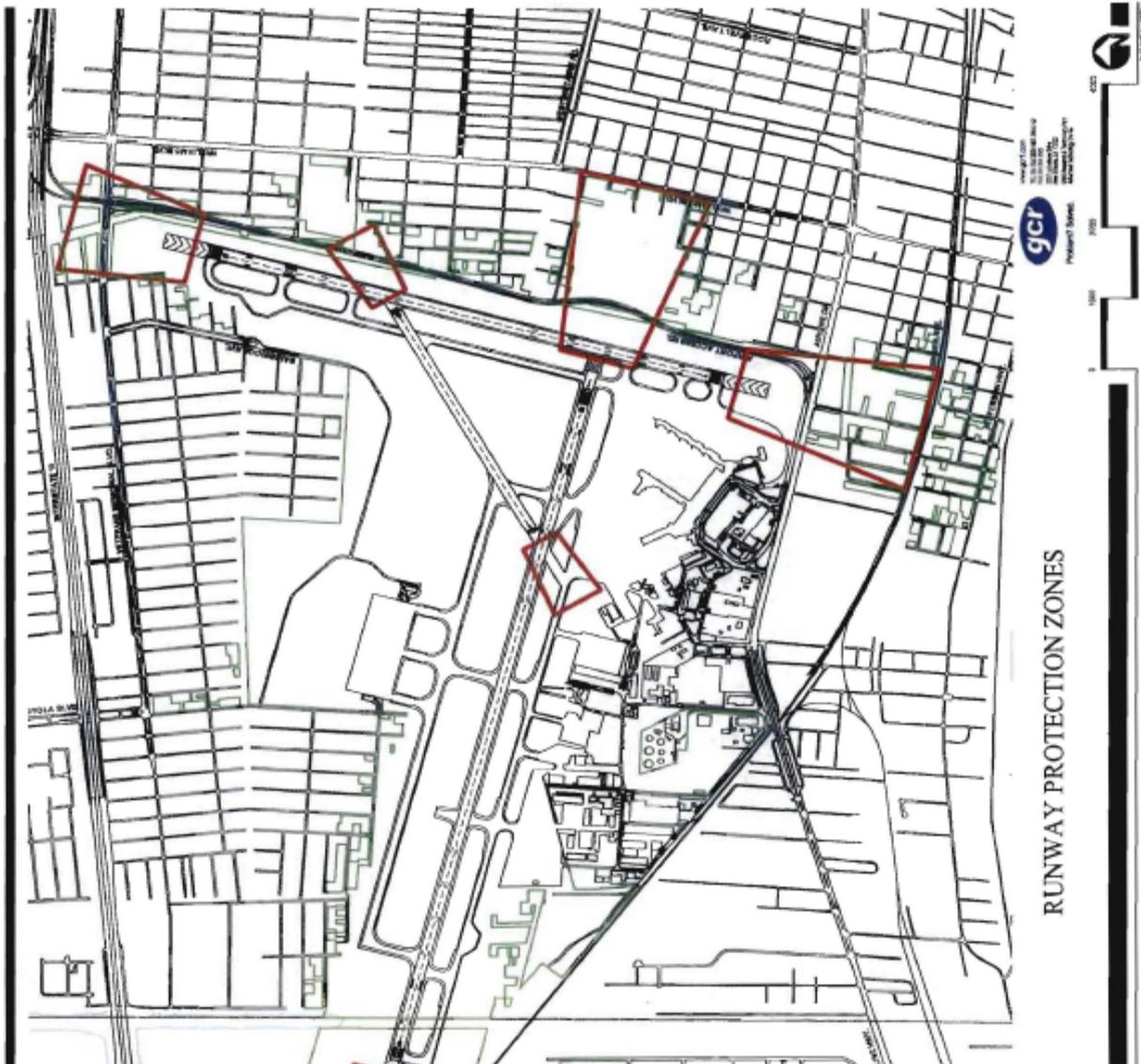
Cameron Parish

_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 _S1 O-----Mermentau River -19 _LA-09-----
-----Cameron (1 of 2 maps) -20A
_LA-09-----Cameron (2 of 2 maps) -20B
_LA-1 O-----Calcasieu Pass (1 of 2 maps) -21 A
_LA-10-----Calcasieu Pass (2 of 2 maps) -21 B
_S11-----Sabine (1 of 4 maps) -22A
_S11-----Sabine (2 of 4 maps) -228
_S11-----Sabine (3 of 4 maps) -22C

_S11-----Sabine (4 of 4 maps) -22D

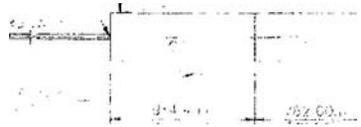
Chapter 3

Figure 3.4. Army Clear Zone and Accident Potential Zone Guidelines.



Chapter 3

Figure 3.5. Air Force Clear Zone and Accident Potential Zone Guidelines.



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3.1.1.1.1.1.4

3.1.1.1.1.1.5

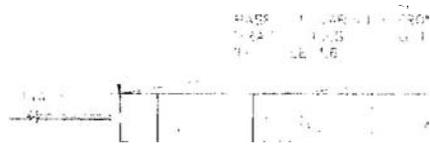
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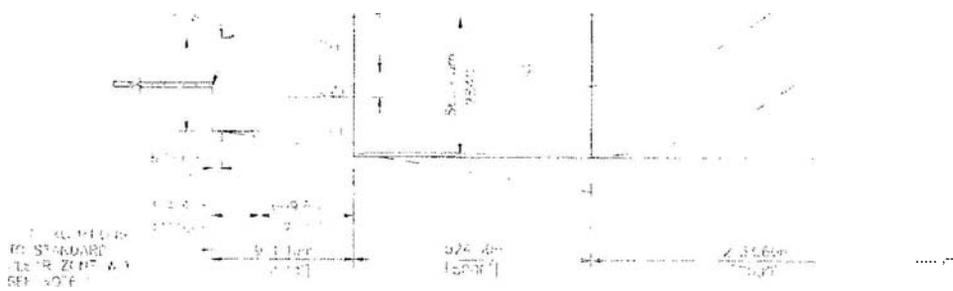
4

Chapter 3

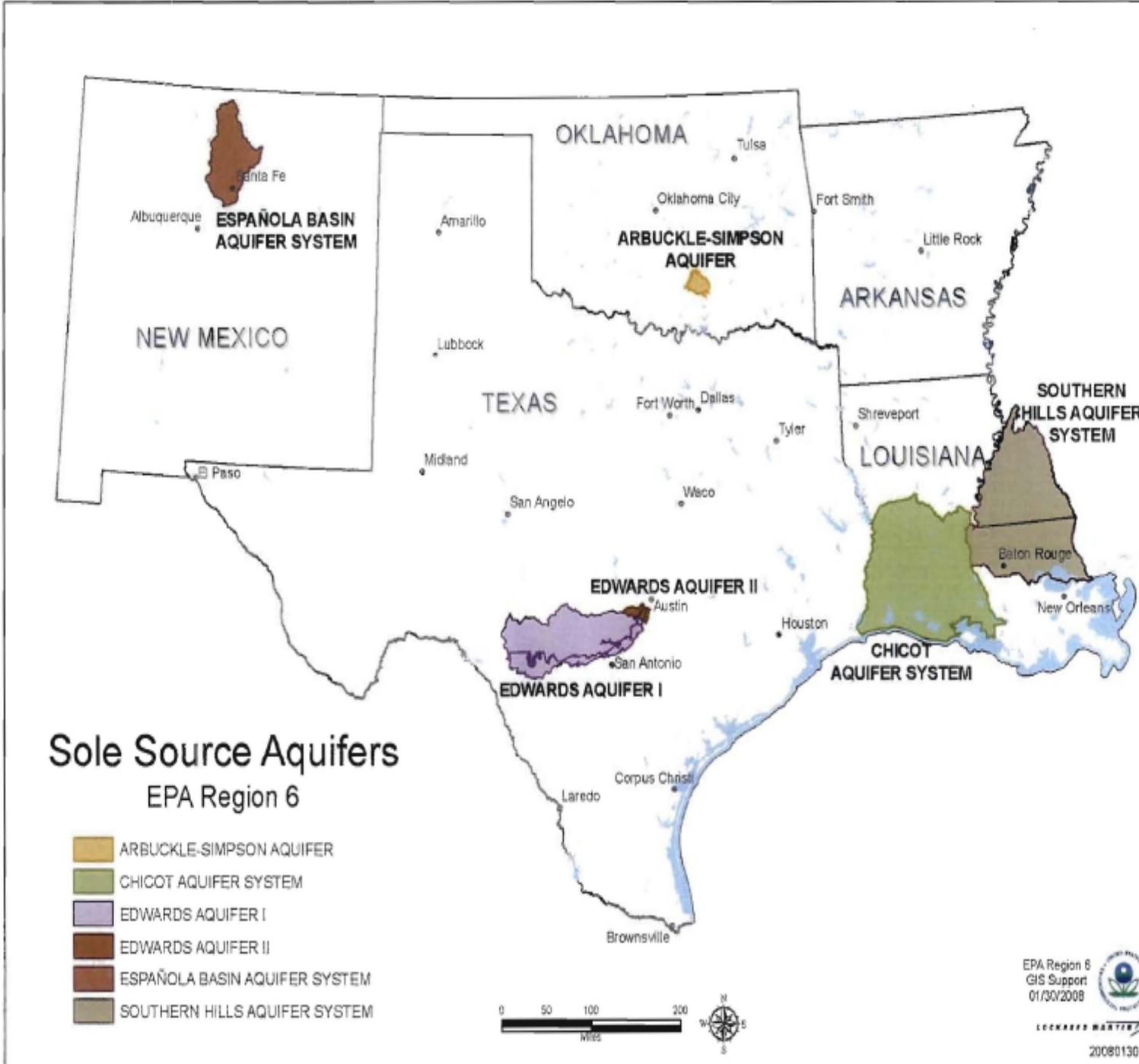
Figure 3.6. Navy and Marine Corps Clear Zone and Accident Potential Zone Guidelines.



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*Kisatchie National Forest .500
Shreveport Highway Post Office
Box 5500
Pineville, Louisiana 71361*

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

Classification/Length: 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.



For more information on management of this site, visit the WSRC website.

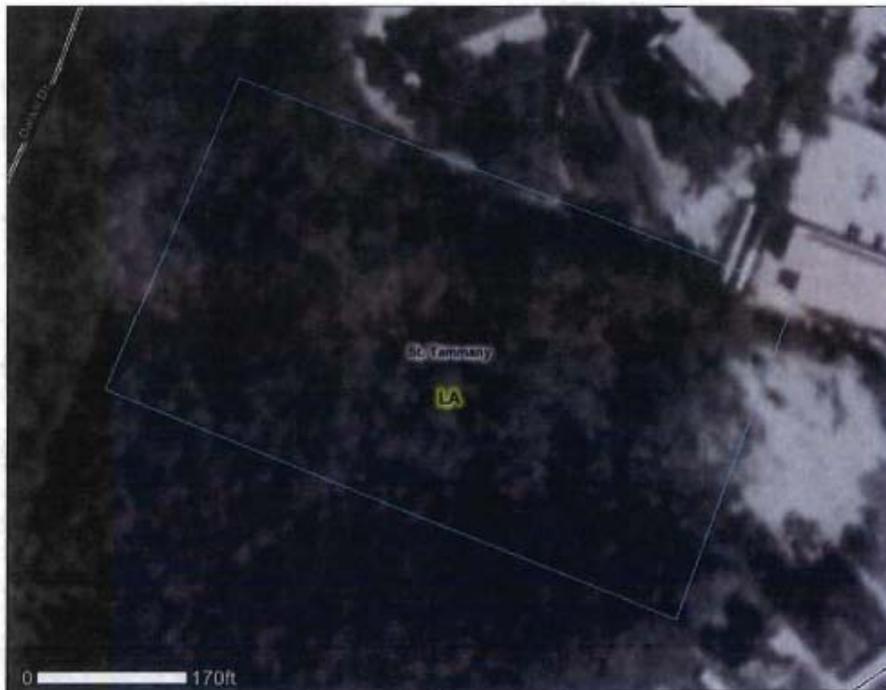
For EOA contact information, visit [this page](#). *This web site uses pop-up windows - no advertising.*

Saline Bayou Wild and Scenic River, Louisiana
Created on: 1/11/2007 last updated: 04/27/2010 11:25:23 Site has changed since last visit



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 St. Tammany Parish, Louisiana



June 30, 2010