

**FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)  
FINDING OF NO SIGNIFICANT IMPACT (FONSI)  
TOWN OF PRINCEVILLE, EDGECOMBE COUNTY, NORTH CAROLINA  
PROPOSED 53-ACRE SITE REDEVELOPMENT PROJECT  
EMA-2020-BR-100-0032**

**BACKGROUND**

The Department of Homeland Security's (DHS) Federal Emergency Management Agency (FEMA) proposes to provide funding to the Town of Princeville, North Carolina (subrecipient) for a resiliency project to redevelop 53-acres by grading, construct new infrastructure, and connect or reconfigure existing infrastructure for later and further development to include residential, commercial, and municipal structures and buildings. The Town of Princeville applied for Building Resilient Infrastructure and Communities (BRIC) Grant Program funding. BRIC grant program is authorized under Section 203 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act).

The project will involve constructing water, sewer, electrical, stormwater, and road infrastructure on a vacant 53-acre site which will later support the development of critical town facilities (police and fire stations, public works facility, and Town Hall Annex), offices and commercial buildings, single- and multi-family housing, and parks/open space. In addition, a northern and vacant property located to the north on Lynch Drive (35.871691, -77.507430) will eventually become one of three entrances to the site. The other two entrances are located on the east (35.871287, -77.502882) and west (35.867907, -77.511384) sides of the 53-acre site and they will act as graveled entrances during the construction work. Five trees at the 1029 Lynch Drive property will be cut flush at the existing ground level and the removal of an existing power pole and a reinforced concrete pipe (RCP) under the driveway will be required. Within the 53-acre site, 12 trees are to be cut flush at the existing ground level and various structures and debris will be removed and properly disposed of. This includes a storage tank, litter, three former structures, and a few concrete drainage pipes. Two temporary stockpile or staging areas will be utilized within the 53-acre site with both located relatively close to the two flanking, gravel entrances.

Grading will occur onsite with trenching for utilities and excavation to occur for stormwater ponds. There is to be no new ground disturbance for the installation of the electrical (fiber optic cables), water, and road infrastructure as the 53-acre site will be filled in and elevated to minimize or avoid impacts from future flood events in consideration of climate change. The only components to result in new ground disturbance is expected to be the construction of the stormwater dry and wet ponds and construction of a few sections of the sanitary sewer lines. The maximum depth of ground disturbance for the deepest sections of the sewer line is 14 feet, 7 feet for the deepest section of the stormwater dry pond, and 6 feet for the deepest section of the stormwater wet pond. There will be two gravel areas with a proposed submersible lift station (manhole, wet well, garbage trap, electrical panels, etc) to serve the sanitary sewer system within the 53-acre site and to the north near adjacent to the 1029 Lynch Drive property there is to be two water main air release valves and boxes exposed above ground. After sanitary sewer lines, stormwater drainage structures, stormwater ponds, and water lines are installed more soil fill will then be brought in to be compacted and shaped for the road with sidewalks to be constructed on top of fill soils.

Outside of the 53-acre site some minor modifications are proposed to occur on Alternate Route 64 located to the west of the 53-acre site and to South Shiloh Farm Road located to the east of the 53-acre site. The South Shiloh Farm Road will just be reconfigured with some new striping and replacement of guardrails and signage. Alternate Route 64 will see some mailboxes, water meters, drainage ditch, power poles and overhead lines relocated a few feet back but staying within the existing right of way. The existing driveways will be resurfaced and RCPs under driveways replaced as needed. A small section the roadway of the Alternate Route 64 will have an expansion of asphalt pavement. The largest effort involved with Alternate Route 64 will be abandoning and capping the existing sewer force main running from the west entrance to the 53-acre site (35.867911, -77.511561) going north under the road to Church Street and to the existing lift station at 35.885720, -77.527617. With this sewer force main abandoned, a replacement force main will be installed along the west shoulder of the roads. This work is expected to be within previously disturbed soils in the existing right-of-way.

Erosion control devices including silt fences will be utilized throughout the Subject Property. All necessary permits including an erosion and sediment control (E&SC) permit and a certificate of coverage (COC) must be obtained before any land disturbing activities occur.

On December 2023, an environmental assessment (EA) was prepared by the U.S. Department of Housing and Urban Development (HUD) with a Finding of No Significant Impact (FONSI) issued on December 22, 2023, for the Princeville 53-acre site redevelopment project (the proposed FEMA undertaking). Two alternatives were considered, the No Action Alternative and the Proposed Action Alternative. Other alternatives such as elevation only, rebuild with elevation, buyout and demolition, strategic retreat, no action, relocation, and a few others were considered during Princeville's open houses. It was determined that relocation is the most effective mitigation strategy in dealing with repetitive flood losses in the Tar River Basin. What can not be expressed in dollars though is the preservation and retention of most of the population within the Town of Princeville that relocation grants.

## **PUBLIC INVOLVEMENT**

On December 23, 2023, HUD made available to the public the EA, the environmental review record, and EO 11990 Protection of Wetlands Determination online at:

<https://www.rebuild.nc.gov/about/plans-policies-reports/environmental-reviews>.

Documents were also available in person by appointment only at: NCORR, 200 Park Offices Drive, Durham, NC 27709.

On March 3, 2024, FEMA notified the public with a notice of intent to adopt HUD's EA and update on FEMA interagency consultation requirements by using the Town of Princeville's webpage at: <https://www.townofprinceville.com/news.html>. Additional notification methods included the attaching of the FEMA notice on the Town's social media messaging, sending out through the local email distribution list, and making an announcement during the Town's Board of Commissioners regular meeting that is open to the public. No comments were received for this posting period.

On April 3, 2024, FEMA notified the public again with a second notice of intent to adopt HUD's EA and the outcome of FEMA's consultation requirements under Section 7 of the Endangered Species Act (ESA) and Section 106 of the National Historic Preservation Act (NHPA). The same methods of posting the first FEMA notice were utilized again for this second notice. No comments were received for this posting period.

## **PRESCRIBED MITIGATION MEASURES AND CONDITIONS**

The Town of Princeville is responsible for complying with all applicable permit requirements, mitigation measures, and conditions outlined from page 62 to 67 of the HUD final EA and FONSI, including but not limited to the following:

### General Project Conditions

- Any change to the approved scope of work will require re-evaluation by the Certifying Officer for compliance with NEPA and other laws and Executive Orders.
- This review does not address all federal, state, and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state, and local environmental permits and clearances may jeopardize federal funding. Guidelines, recommendations, and requirements identified during agency and the State Environmental Clearinghouse inter-agency review shall be considered and required, where applicable.

### Clean Air Act

- The proposed project will conform to NC Air Quality Management regulations during and following construction.
- The contractor will use BMPs to reduce fugitive dust generation and diesel emissions. BMPs can include wetting the grading site during dry conditions; maintaining vegetative cover as much as possible around cleared areas; a water truck to stabilize potential dust during high traffic times or high wind days on heavily-travelled access roads and storage areas; and operating construction vehicles and machinery at reduced speeds to reduce soil disturbance and fugitive dust potential.
- BMPs to mitigate the generation of emissions during construction include limiting use of vehicles and other machinery to construction hours only and removal once construction is completed.

### Contamination and Toxic Substances

- Demolition of structures containing ACM must be in compliance with 15A NCAC 20.1110(a)(1) which requires notification to the NC Department of Health and Human Services' HHCU and removal prior to demolition.
- In the event that unexpected contaminated or potentially hazardous materials, soils or debris are encountered during redevelopment, work in the area shall cease immediately, and the work area shall be secured.
- The appropriate NC DEQ Regional Office will be contacted and the contamination assessed with an environmental consultant. Appropriate measures will be taken to address the hazard(s) (i.e., contaminated soils, hazardous debris, USTs, lead-based paint, ACM, etc.) which will be characterized by type and properly disposed of in the appropriate NC

DEQ Division of Waste Management (DWM) approved facility in accordance with federal, state and local laws and regulations.

- The NC DEQ DWM strongly recommends that the Town require all contractors to provide proof of proper disposal for all waste to permitted facilities.
- The NC DEQ Washington Regional Office requires notification if "orphan" USTs are discovered during any excavation operation or if petroleum USTs or ASTs are proposed.
- Any petroleum USTs or ASTs must be installed and maintained in accordance with applicable local, state, and federal regulations.
- If any abandoned wells are discovered, then NC DEQ will be notified and abandoned in accordance with Title 15A. Subchapter 2C.0100.
- "Any open burning associated with the subject proposal must be in compliance with 15A NCAC 2D.1900."
- If the 1029 Lynch Drive parcel is acquired for the proposed project, then a Phase I ESA is required. Any identified RECs, CRECs, and HRECs for the 1029 Lynch Drive parcel must be properly addressed and remediated, as required. Additional reports and a reevaluation under 24 CFR Part 58 might be required.

#### Explosive and Flammable Hazards

- If any ASTs are included later in the proposed multi-phase project, then the AST(s) will be buried underground or, if that is not possible, then ensured to meet HUD's ASD requirements. The NC DEQ Washington Regional Office requires notification if petroleum USTs or ASTs are proposed. Any petroleum USTs or ASTs must be installed and maintained in accordance with applicable local, State, and federal regulations.

#### Noise Abatement and Control

- A HUD Noise Assessment completed for the proposed project resulted in combined DNLs for all NALs within the HUD Acceptable noise level range (65 dB or less) for Current and Projected 2035 (12-year) traffic projections. No further action is required. The HUD Noise Assessment will need to be updated if noise sensitive use NALs are added or moved closer to the major roads during the proposed multi-phase project.
- Short-term construction work will adhere to local noise control standards and regulations.
- Construction noise will be limited to daytime hours, Monday through Friday, except in emergency situations.
- Construction equipment will be required to meet local sound control requirements.

#### Wetlands Protection

- As designed, the proposed construction will not encroach into the wetland.
- BMPs for erosion and sedimentation control such as silt fencing will be utilized during construction, green open spaces incorporated, native plants used in landscaping and site restoration, and a proposed onsite stormwater retention pond installed.
- Additionally, the proposed project can implement the following voluntary conservation measures to benefit wildlife and, in particular, pollinators: plant native trees, shrubs, and flowering plants in landscaping, use plants that bloom spring through fall, and remove/control invasive plant species present.

- The proposed project will be completed in accordance with all applicable federal, State, and local laws, regulations, and permit requirements and conditions.
- Required permits such as the NC DEMLR Erosion and Sediment Control Permit and NPDES Construction Stormwater Permit (NCG010000) shall be obtained before commencing work and appended to the ERR when received from the permitting agencies.

Conformance with Plans/Compatible Land Use and Zoning/Scale and Urban Design

- Prior to construction, the Town will ensure the ETJ zoning area is expanded, Town's Zoning Ordinance is updated, and the zoning district classification at the 53-acre site is updated to MXU Mixed-Use District or another compatible district(s) to encompass the proposed project's characteristics in accordance with all applicable laws and regulations.

Soil Suitability/Slope/Erosion/Drainage/Storm Water Runoff

- A final geotechnical exploration and report will be completed for pre-construction site preparation. The Subject Property's soil conditions will be assessed using additional test borings, test pit excavations, laboratory testing, and engineering analyses to determine the amount and type of fill materials needed and what subsurface support building foundations will require to ensure building stability and reduce erosion potentials.
- Any fill material must come from an approved source, and applicable NC regulations on erosion control permit might apply.
- The soils will be confirmed to be "clean" fill and that it meets project requirements prior to importing the material.
- The proposed project will be designed in a way to balance the grading and not require as much off-site material, if possible.
- Any soil removed from the site will be quantified and only exported to an approved site per NC requirements.
- The proposed project's activities will be completed in accordance with all applicable federal, State, and local laws, regulations, and permit requirements and conditions. Permits required for the proposed project, such as the NC DEMLR Erosion and Sediment Control Permit and NPDES Construction Stormwater Permit (NCG010000), shall be obtained before commencing work and appended to the ERR.
- The Sedimentation Pollution Control Act of 1973 must be properly addressed for any land disturbing activity. The required erosion and sedimentation control plan must be filed with and approved by the applicable Regional Office (Land Quality Section) at least 30 days before beginning activity.
- Proposed stormwater collection systems include proposed wet and dry ponds with forebays, various-sized RCP with grate inlets and headwalls throughout the site, and outlet structures connecting to 30" RCP along U.S. Highway 64 West.
- BMPs for erosion and sedimentation control such as silt fencing will be utilized during construction, green open spaces incorporated, native plants used in landscaping and site restoration, and an onsite stormwater retention pond installed.

#### Solid Waste Disposal/Recycling

- The NC DEQ DWM Solid Waste Section (Section) commented that “[f]or any planned or proposed projects, it is recommended that during any land clearing, demolition, and construction, the Town of Princeville and/or its contractors would make every feasible effort to minimize the generation of waste, to recycle materials for which viable markets exist, and to use recycled products and materials in the development of this project where suitable.
- Any waste generated by and of the project that cannot be beneficially reused or recycled as described, may require disposal at a solid waste management facility permitted by the Division.
- The Section strongly recommends that the Town of Princeville require all contractors to provide proof of proper disposal for all generated waste to permitted facilities.”
- In addition, the NC DEQ notes that “[a]ny open burning associated with subject proposal must be in compliance with 15A NCAC 2D.1900.” Further, demolition of structures containing ACM must be in compliance with 15A NCAC 20.1110(a)(1) which requires notification to the NC Department of Health and Human Services’ HHCU and removal prior to demolition.

#### FEMA Specific Project Conditions

- If human remains or intact archaeological features or deposits (e.g. arrowheads, pottery, glass, metal, etc.) are uncovered, work in the vicinity of the discovery will stop immediately and all reasonable measures to avoid or minimize harm to the finds will be taken. The subrecipient will ensure that archaeological discoveries are secured in place, that access to the sensitive area is restricted, and that all reasonable measures are taken to avoid further disturbance of the discoveries. The subrecipient’s contractor will provide immediate notice of such discoveries to the applicant. The subrecipient shall contact the *North Carolina State Archaeologist* and FEMA within 24 hours of the discovery. Work in the vicinity of the discovery may not resume until FEMA has completed consultation with SHPO, Tribes, and other consulting parties as necessary. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately, and the proper authorities notified in accordance with *North Carolina Statutes, Section 70-29*.
- Any changes to the approved scope of work will require submission to, and evaluation and approval by, the State and FEMA, prior to initiation of any work, for compliance with Section 106.
- All ground disturbing activities associated with the above undertaking will be monitored by an archaeologist meeting Secretary of the Interior (SOI) professional qualifications. A final Archaeological monitoring report meeting the requirements stated in North Carolina’s [Archaeological Investigation Standards and Guidelines](#), and that details the monitoring results shall be submitted to FEMA Region 4 EHP before or at project closeout so FEMA-EHP can complete consultation.

## **FINDINGS**

Based upon the information contained in the HUD EA and completed in accordance with NEPA; NHPA and tribal considerations; ESA; Executive Orders (EO) addressing Floodplains (EO 11988), Wetlands (EO 11990), and Environmental Justice (EO 12898); and FEMA's agency guidance for implementing NEPA (FEMA Directive 108-1 and Instruction 108-1-1), it is found that the Proposed Action with the prescribed mitigation measures and conditions will have no significant adverse impact on the natural and human environment. As a result of this FONSI, an Environmental Impact Statement will not be prepared, and the Proposed Action with the associated mitigation measures and conditions as described in HUD's final EA and FONSI may proceed.

## **APPROVAL**

**ANGELIKA H  
PHILLIPS**

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Dr. Angelika H. Phillips  
Regional Environmental Officer  
FEMA, Region 4

**VALERIE A  
RHOADS**

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Valerie Rhoads  
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