



**FEMA**

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

**FINDING OF NO SIGNIFICANT IMPACT  
LF-5 VALENTINE #3 SUBSET  
TEMPORARY GROUP HOUSING SITE  
LAFOURCHE PARISH, LOUISIANA  
FEMA-4611-DR-LA**

**BACKGROUND**

The President of the United States issued a Major Disaster Declaration for Hurricane Ida (FEMA-DR-4611-LA) on August 29, 2021, and amended September 7, 2021, and September 13, 2021. This Declaration authorized the Department of Homeland Security's Federal Emergency Management Agency (FEMA) to provide federal assistance under Section 408 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), Public Law No. 93-288, as amended in designated areas of Louisiana impacted by the hurricanes. Under this authority FEMA may provide direct temporary housing when there is a lack of available housing resources for eligible disaster victims whose homes are uninhabitable or destroyed as a result of the declared event.

To provide temporary housing solutions for survivors of Hurricane Ida, the State of Louisiana requested assistance from FEMA in the form of Direct Temporary Housing (Direct Housing or Housing Assistance) through the Individuals and Households Program (IHP) for FEMA-DR-4611-LA. FEMA authorized Housing Assistance for a period of up to 18 months for the following parishes for Hurricane Ida: Jefferson, Lafourche, Livingston, Plaquemines, St. Charles, St. Helena, St. James, St. John the Baptist, Tangipahoa and Terrebonne. FEMA's Direct Housing involves a variety of temporary housing solutions, including Group Housing, the Multi-Family Lease and Repair Program (MLR), Direct Lease, and Transportable Temporary Housing Units (TTHUs).

An Environmental Assessment (EA) has been prepared in accordance with the National Environmental Policy Act (NEPA) of 1969, the President's Council on Environmental Quality regulations to implement NEPA (40 Code of Federal Regulations Parts 1500-1508), and FEMA's procedures for implementing NEPA (FEMA Instruction 108-1-1). FEMA is required to consider potential environmental impacts before funding or approving actions and projects. The EA analyzes the potential environmental impacts of the proposed temporary group housing, Valentine #3 Subset Housing Site, as part of an expedited review process. FEMA used the findings in this EA to determine whether to prepare an Environmental Impact Statement (EIS) or a Finding of No Significant Impact (FONSI).

The proposed site is located at 129 Valentine Dr, Lockport, Lafourche Parish, Louisiana, 70374 (Latitude: 29.595256, Longitude: -90.476943). The proposed action includes an approximately 52 acres development for a 72-acre site up to approximately 322 housing units to be in Lafourche Parish. The developed 52-acre subset project site consists of farmland.

The site is located adjacent to and immediately north of LA-308. Bayou Lafourche is located immediately adjacent to LA-308 to the south. Several residences and a drainage ditch define the west boundary of the developed 52-acre subset site with additional farmland to the west and north. Several commercial/industrial buildings are located immediately to the east of the proposed site. These buildings are owned by Valentine Sugars, Inc. and Valentine Chemical, LLC, and are used for manufacturing industrial resins. The developed 52-acre proposed subset group site is currently used for farming and slopes slightly from the south end of the site (elev. 5.5) near LA-308 down towards the north end of the site (elev. 1.10).

Approximately 322 modular housing units (MHUs) would be placed in the proposed footprint to be used as temporary group housing. The developed 52-acre subset site is within the 100-year floodplain (AE Zone).

A Public Notice for review and public comment on the Draft Environmental Assessment for the proposed action was prepared by FEMA. FEMA requested and confirmed the posting on the websites of the Louisiana Governor's Office of Homeland Security and Emergency Preparedness (GOHSEP), Lafourche Parish, Lafourche Parish Public Library, and bulletin posting at Lockport Town Hall. Due to the emergency nature of the housing mission, the public comment period was limited to three (3) days from February 28, 2022, through March 2, 2022, at 5pm (Central Standard Time). Due to extenuating circumstances, FEMA re-issued the public notice to extend the public comment period through March 13, 2022, at 5pm CST.

As a result of FEMA's National Environmental Policy Act (NEPA) Environmental Assessment public comment period for Valentine Subset 3 Group Housing site in Lafourche Parish, FEMA received 57 comments from a total of 14 public citizens during the open public comment period. A large majority of these comments were non-substantive with issues raised from the comments being addressed in the EA study. Primary concerns raised include local community response resources and traffic will be impacted with the influx of 322 additional housing units. There was one concern about the sightings of a Bald Eagle in the area.

To address the concerns raised, FEMA contacted USFWS and confirm no known bald eagle nests are located within 660 feet of the proposed housing site. FEMA has also verified that the majority of the applicants that will reside within this group site are residents of the immediate area. Therefore, the action should not have a significant increase and possible stress on the local police, public transportation, traffic, and safety within the community. In addition, it will not add a significant demand to local emergency services.

## **FINDINGS**

The Proposed Action as described in the EA will not impact geology, wetlands, coastal resources, biological resources, critical habitat, cultural resources, hazardous materials, and traffic. During construction, short-term impacts to soils, water quality, and noise are anticipated. Long-term impacts to floodplains as the result of the proposed action are not anticipated. Furthermore, given the Proposed Action is temporary (up to 18 months), long-term cumulative affects to the project site and the area surrounding the site as a result of site development and occupancy are not anticipated.

The findings of this EA conclude that no significant adverse impacts on human, natural and cultural resources are anticipated from the Proposed Action. Project short-term adverse impacts would be mitigated using Best Management Practices (BMPs), such as proper vehicle and equipment maintenance, and appropriate signage.

## **CONDITIONS**

The following conditions must be met as part of this project.

1. Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
2. 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.
3. Coordination with the local floodplain administrator must occur prior to MHU placement. All coordination pertaining to these activities and Applicant compliance with any conditions should be documented and copies forwarded to the state and FEMA for inclusion in the permanent project files.
4. Compliance with State Regulations: Placement of MHUs or other readily fabricated dwellings must be in accordance and in compliance with Louisiana regulations.
5. Local Permitting and Codes: Any FEMA units will be installed in compliance with applicable local codes, ordinances and permitting requirements. Any contracted logistics installation entities (installers) for TTHU placement will secure all pertinent Federal, state, and local permits and approvals before work.

6. Health and Safety: Before unit occupancy, the responsible program, will provide Applicants with a Health and Safety Advisory regarding the flood hazard, local emergency evacuation plans, right-of-entry during an emergency, and possible unit haul off.
7. The responsible program will ensure the local emergency manager has information regarding location of TTHU occupants and potential special needs, to integrate into local emergency plans.
8. Appropriate best management practices will be implemented during site development to minimize sediment migration from the site into nearby water bodies. Surface runoff will be controlled by using siltation controls such as silt fencing around the construction site to minimize erosion of materials into adjacent wetlands and/or waterways. Any disturbed soil will be protected with seed or sod after construction in order to decrease the amount of soil eroded by rainfall and runoff. Any fill stored on site will be appropriately covered to prevent erosion.
9. The Contractor shall comply with all requirements for a point source discharge to waters of the State. A Louisiana Pollutant Discharge Elimination System (LPDES) permit may be required in accordance with the Section 401 and 402 of the Clean Water Act (CWA) and the Louisiana Clean Water Code.
10. The Contractor shall comply with the requirements of the Louisiana Department of Environmental Quality (LDEQ) to observe precautions to control non-point source pollution, reduce erosion, and develop a Storm Water Pollution Prevention Plan and implement the required conditions.
11. If during the course of work, archaeological artifacts (prehistoric or historic) are discovered, the Contractor shall stop work in the vicinity of the discovery and take all reasonable measures to avoid or minimize harm to the finds. The Contractor shall inform their Individual Assistance (IA) contacts at FEMA, who will in turn contact FEMA Historic Preservation (HP) staff. The Contractor will not proceed with work until FEMA HP completes consultation with the SHPO, and others as appropriate.
12. Unusable equipment, debris and material will be disposed of prior to occupancy in an approved manner and location.
13. In the event significant items (or evidence thereof) are discovered during implementation of the project, petroleum products, hazardous materials, and toxic waste will be handled, managed, and disposed of in accordance to the requirements and to the satisfaction of the governing local, state, and federal agencies.
14. Construction activities with elevated noise levels will be limited from 7:00 A.M. to 7:00 P.M, unless otherwise approved by the Parish. Equipment and machinery used during construction will meet all local, State, and federal noise regulations.
15. The Louisiana Department of Transportation and Development (LDOTD) and Parish will be coordinated with in the planning and construction of this group site, to establish appropriate traffic safety measures and management protocols for the area.
16. The appropriate signage must be posted and fencing installed to minimize potential adverse public safety concerns. Appropriate signage and barriers will be in place prior to construction activities in order to alert pedestrians and motorists of project activities and traffic pattern changes.
17. Once the temporary housing need has ended, FEMA expects that all mobile housing units (MHUs) would be hauled from the site in accordance with Section 408(d)(2) of the Stafford

Act and returned to a FEMA storage facility. Furthermore, the project site would be either reasonably restored to its previous condition and then seeded or left with the site improvements per the lease terms negotiated between the General Services Administration (GSA) and the landowner.

18. MHUs shall comply with 24 C.F.R. Part 3280 Manufactured Home Construction and Safety Standards (“Department of Housing and Urban Development [HUD] code”).
19. Work will comply with all conditions of U. S. Army Corps of Engineers Nationwide Permits, if required. In accordance with 44 C.F.R. 9.13(d) (4) (i), MHUs placed in a Special Flood hazard Area (SFHA) must be elevated to the fullest extent practicable up to the Base Flood Elevation (BFE) and adequately anchored.
20. In accordance with 44 C.F.R. 9.13(d) (4) (i), MHUs placed in a Special Flood hazard Area (SFHA) must be elevated to the fullest extent practicable up to the Base Flood Elevation (BFE) and adequately anchored.

## CONCLUSION

Based on the findings of the EA, coordination with the appropriate agencies, comments from the public, and adherence to the project conditions set forth in this FONSI, FEMA has determined that the proposed project qualifies as a major federal action that will not significantly affect the quality of the natural and human environment, nor does it have the potential for significant cumulative effects. As a result of this FONSI, an EIS will not be prepared (FEMA Instruction 108-1-1) and the proposed project as described in the attached EA may proceed.

## APPROVAL

**KEVIN R JAYNES** Digitally signed by KEVIN R JAYNES  
Date: 2022.04.04 08:00:25 -05'00'

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Kevin Jaynes

Regional Environmental Officer

FEMA Region 6

**LORIE M LAFON** Digitally signed by LORIE M LAFON  
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Lorie LaFon

Individual Assistance Branch Chief

FEMA Region 6

Final Environmental Assessment

# **LF-5 Valentine #3 Subset Group Housing Site**

FEMA-4611-DR-LA

Lockport, Lafourche Parish, Louisiana

February 2022



# **FEMA**

**U.S. Department of Homeland Security**  
**Federal Emergency Management Agency, Region 6**  
Louisiana Integration and Recovery Office  
1500 Main Street, Baton Rouge, Louisiana

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- Attachment 1 - Coordination Letters with State Historic Preservation Officer**
- Attachment 2 - Floodplain Management/Wetlands – 8-Step Checklist (44 CFR Part 9)**
- Attachment 3 - US Army Corps of Engineers (USACE) wetland delineation letter**
- Attachment 4 - Office of Coastal Management (OCM) coastal zone consistency letter**
- Attachment 5 - Public Notice**
- Attachment 6 - Media Advisory**

## ACRONYMS AND ABBREVIATIONS

ACS	American Community Survey
APE	Area of Potential Effect
BFE	Base Flood Elevation
BMP	Best Management Practices
CAP	Corrective Action Plan
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CFR	Code of Federal Regulations
CUP	Coastal Use Permit
CWA	Clean Water Act
CZMA	Coastal Zone Management Act
EA	Environmental Assessment
EDMS	Electronic Document Management System
EIS	Environmental Impact Statement
EO	Executive Order
EPA	United States Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
FPPA	Farmland Protection Policy Act
GOHSEP	Governor's Office of Homeland Security and Emergency Preparedness
GSA	General Services Administration
HMA	Hazard Mitigation Assistance
IA	Individual Assistance
IHP	Individuals and Households Program
LCRP	Louisiana Coastal Resources Program
LDEQ	Louisiana Department of Environmental Quality
LDNR	Louisiana Department of Natural Resources
LDOTD	Louisiana Department of Transportation and Development
LPDES	Louisiana Pollutant Discharge Elimination System
MHU	Manufactured Housing Unit
MLR	Multi-Family Lease and Repair Program
MSA	Magnuson-Stevens Fishery Conservation and Management Act
NCS	Non-Congregate Sheltering
NEPA	National Environmental Policy Act
NFA	No Further Action
NFA-ATT	No Further Action at This Time
NHPA	National Historic Preservation Act
NMFS	National Marine Fisheries Service
NOAA	National Oceanic Atmospheric Administration
NPL	National Priorities List
NPDES	National Pollution Discharge Elimination System
NRHP	National Register of Historic Places
NRCS	National Resources Conservation Service
NWI	National Wetlands Inventory

OCM	Office of Coastal Management
OSHA	Occupational Safety and Health Administration
P&A	Plugged and Abandoned
PA	Public Assistance
RCRA	Resource Conservation and Recovery Act
SDWA	Safe Drinking Water Act
SEMS	Superfund Enterprise Management System
SFHA	Special Flood Hazard Area
SHPO	State Historic Preservation Office
SSA	Sole Source Aquifer
SWPPP	Storm Water Pollution Prevention Plan
TDML	Total Daily Maximum Load
TSCA	Toxic Substances Control Act
TTHU	Transportable Temporary Housing Unit
UFAS	Uniform Federal Accessibility Standard
USACE	United States Army Corps of Engineers
USCB	United States Census Bureau
USFWS	United States Fish and Wildlife Service
UST	Underground Storage Tank
USTD	Underground Storage Tank Division

## **1.0 INTRODUCTION**

The President of the United States issued a Major Disaster Declaration for Hurricane Ida (DR-4611-LA) on August 29, 2021 and amended September 7, 2021 and September 13, 2021. This Declaration authorized the Department of Homeland Security's Federal Emergency Management Agency (FEMA) to provide federal assistance under Section 408 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law No. 93-288, as amended (Stafford Act) in designated areas of Louisiana impacted by the hurricanes. Under this authority FEMA may provide direct temporary housing when there is a lack of available housing resources for eligible disaster victims whose homes are uninhabitable or destroyed as a result of the declared event.

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This Draft Environmental Assessment (EA) has been prepared in accordance with the National Environmental Policy Act (NEPA) of 1969, the President's Council on Environmental Quality regulations to implement NEPA (40 CFR Parts 1500-1508), and FEMA's procedures for implementing NEPA (FEMA Instruction 108-1-1). FEMA is required to consider potential environmental impacts before funding or approving actions and projects. This EA will analyze the potential environmental impacts of the proposed temporary group housing, Hugh Caffery LF-5 Valentine #3 Subset Group Housing Site, as part of an expedited review process. FEMA will use the findings in this EA to determine whether to prepare an Environmental Impact Statement (EIS) or a Finding of No Significant Impact (FONSI).

## **2.0 PURPOSE AND NEED**

Catastrophic damage from severe storms and flooding resulted in an extraordinary demand for housing assistance in communities within the parishes of Jefferson, Lafourche, Livingston, Plaquemines, St. Charles, St. Helena, St. James, St. John the Baptist, Tangipahoa and Terrebonne. FEMA's standard housing solutions such as MLR, NCS, Direct Lease, and individual TTHUs placed on the private lot of individual survivors, or grouped onto commercial sites equipped to support them, while critical to the success of the housing mission, cannot meet the entirety of the need within the parishes of Jefferson, Lafourche, Livingston, Plaquemines, St. Charles, St. Helena,

St. James, St. John the Baptist, Tangipahoa and Terrebonne. To address the gap in housing assistance, the Stafford Act Section 408 and 44 CFR § 206.117 provides housing assistance to eligible individuals and households who have been devastated by a major disaster or emergency. FEMA intends to pursue the development of TTHU Group Sites on previously undeveloped land or undeveloped lots for DR-4611-LA.

Providing housing resources for survivors of Hurricane Ida is a priority of FEMA's recovery mission. As of January 11, 2022, based on applicant call outs, FEMA estimates that approximately 1,198 households will require direct temporary housing assistance in Lafourche Parish. While approximately half of this need has been met with private and commercial sites, there remains a need for 559 additional MHU units.

While the Direct Housing Task Force is also actively soliciting properties for Direct Lease and MLR, FEMA anticipates very few properties will be available. The low number of feasible private and commercial sites, MLR, and Direct Lease properties, is insufficient to meet the need for direct temporary housing in Lafourche Parish. The decision to develop Group Sites is made only after all other housing solutions have been exhausted and the housing needs remain. The development of the LF-5 Valentine#3 Subset Group Site would alleviate the need for approximately 322 housing units in Lafourche Parish.

### **3.0 ENVIRONMENTAL REVIEW PROCESS**

In order to meet the urgent needs of disaster survivors requiring temporary housing, FEMA has implemented an expedited environmental review process. The purpose of this document is to assist FEMA in fulfilling its environmental review responsibilities under NEPA and to serve as a vehicle to document compliance under other applicable environmental and historic laws and orders. Laws and orders addressed through this EA include: the Clean Air Act; Clean Water Act (CWA); Endangered Species Act; National Historic Preservation Act (NHPA); Executive Order (EO) 11988 (Floodplain Management); EO 11990 (Protection of Wetlands); EO 12898 (Environmental Justice); Comprehensive Environmental Response, Compensation and Liability Act (CERCLA); Resource Conservation and Recovery Act (RCRA); and Farmland Protection Policy Act (FPPA). Agency coordination/consultation is being conducted on a site-by-site basis as necessary.

The scope of FEMA's environmental review includes evaluating project alternatives, characterizing the affected environment, identifying potential environmental impacts, and outlining ways to avoid, reduce or minimize adverse effects. This EA examines the site-specific environmental impacts associated with constructing a proposed FEMA group-housing site on private or publicly owned land to be leased by the General Services Administration (GSA) for this purpose, this EA was prepared based on a site evaluation, document research, and resource agency information.

## **4.0 SITE SELECTION PROCESS AND ALTERNATIVES**

NEPA requires investigation and evaluation of reasonable project alternatives as part of the project environmental review process. At a minimum, FEMA's NEPA implementing regulations require that the No Action and Proposed Action be evaluated. In order to expedite the group housing site selection process, FEMA is working closely with local officials and the United States Army Corps of Engineers (USACE) to identify potential sites, followed by site reconnaissance and research to determine site suitability. Important factors considered in choosing a site include: demand for temporary housing in that area, group acceptance, proximity of group services/amenities (schools, healthcare facilities, public transportation, etc.), engineering and construction feasibility, access to utilities, land use compatibilities, property owner terms, costs to develop and maintain the site, and environmental/cultural resource sensitivities. FEMA will continue to evaluate alternative sites in Lafourche Parish. The LF-5 Valentine#3 Subset Group Site was selected for further detailed analysis because it meets the basic site feasibility and selection criteria.

### ***Alternative 1 – No Action Alternative***

Under the No Action Alternative, FEMA would not develop a temporary group housing site at this location. Displaced residents would continue to stay with relatives/friends, in hotels, or in other temporary locations until they resolve their own long-term housing needs. This alternative may jeopardize public health, safety, and well-being and does not meet the purpose and need, but will continue to be evaluated throughout this EA and serve as a baseline comparison of impacts from other action alternatives. The future environmental condition of the site would be at the discretion of the property owner.

### ***Alternative 2 – Develop the LF-5 Valentine #3 Subset Group Site with MHUs (Proposed Action)***

The Proposed Action would provide temporary housing for eligible disaster survivors displaced by flooding. Disaster survivors would be temporarily relocated to the site with an expected occupancy up to 18 months (which includes a site deactivation period) while they resolve their permanent housing needs. This alternative would assist in fulfilling FEMA's mandate under the IHP to expeditiously provide temporary housing for eligible disaster survivors. This alternative would also address the proposed project's purpose and need as it satisfies the housing needs for those survivors for whom other types of direct housing options are not available.

## **4.1 Project Site and Location Description**

The project site is located at 129 Valentine Dr, Lockport, Lafourche Parish, Louisiana, 70374 (Latitude:29.595256, Longitude: -90.476943). Figure 1 is an aerial photo depicting the boundaries of the project site and adjacent area. Approximately 52-acres of the site would be developed for the proposed Group Site. The entire 52-acre subset project site consists of farmland. The site is located adjacent to and immediately north of LA-308. Bayou Lafourche is located immediately adjacent to LA-308 to the south. Several residences and a drainage ditch define the west boundary of the 52-acre subset site with additional farmland to the west and north. Several

commercial/industrial buildings are located immediately to the east of the proposed site. These buildings are owned by Valentine Sugars, Inc. and Valentine Chemical, LLC, and are used for manufacturing industrial resins. The entire 52-acre proposed subset group site is currently used for farming and slopes slightly from the south end of the site (elev. 5.5) near LA-308 down towards the north end of the site (elev. 1.10). Approximately 322 modular housing units (MHUs) would be placed in the proposed footprint to be used as temporary group housing. The entire 52-acre subset site is within the 100-year floodplain (AE Zone).

## **4.2 Proposed Action Description**

The Proposed Action would utilize the project site and design to contract for the construction of approximately 322 manufactured housing unit pads, green space, and all necessary support facilities (Figure 2). These pads would be used for the placement of MHUs to house displaced families. Development of the site would require the installation of utilities on the site, the placement of gravel for roads, trailer pads and resident parking, and concrete for handicap parking areas.

The following specific site development components would be included with this project:

- Site preparation would include clearing, grading, and removal of crop vegetation.
- Infrastructure for water and electrical services exist off LA-308 but would have to be extended onto the site.
- Infrastructure for sewer would consist of a packaged sewage treatment plant on site.
- New lines and fire hydrants, as required, would be installed on the property.
- Storm water drainage would be developed within the site.
- Site features include approximately 15% of the units meeting Uniform Federal Accessibility Standard (UFAS), and 100% of on-site essential services/facilities (such as mailbox kiosk) would be UFAS compatible.
- Erosion control would be established during the construction period and a perimeter fence would be constructed around the project site.

FEMA would operate and maintain the site during the term of occupancy. When the temporary housing need has ended, FEMA expects that the MHUs would be hauled from the site and returned to a FEMA storage facility. The project site would be reasonably restored to its previous condition and then seeded or left per the lease terms with the landowner.

## **5.0 AFFECTED ENVIRONMENT AND POTENTIAL IMPACTS**

This section is organized by individual resources. It includes a description of the existing conditions at the project area and provides an analysis of potential environmental impacts for each alternative. Impacts to the following resources as a result of the Proposed Action were found to be discountable and are not evaluated further in this EA: geology, seismicity, air quality, climate change, wildlife and fish, noise, public service and utilities, and public health and safety. Where potential impacts exist, conditions or mitigation measures to offset these impacts are detailed. Table 3 summarizes the results of the environmental review process. No safety issues were identified on the project site.

### **5.1 Soils**

In 1981 Congress passed the Agriculture and Food Act of 1981 (P.L. 97-98) containing Farmland Protection Policy Act (FPPA) subtitle I of Title XV, Section 1539-1549. The final rules and regulations were published in the Federal Register on June 17, 1994. The FPPA is intended to minimize the impact Federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. It ensures that to the extent possible, Federal programs are administered to be compatible with state and local units of government, as well as private programs and policies to protect farmland. The FPPA does not authorize the federal government to regulate the use of private or non-federal land or in any way affect the property rights of owners. As detailed in the FPPA, farmland includes prime farmland, unique farmland, and land of statewide or local importance. Farmland subject to FPPA requirements does not have to be currently used for cropland. It can be forest land, pastureland, cropland, or other land, but not water or urban built-up land.

The USDA soil survey map accessed on January 13, 2022, shows that there are two types of soils present on the site; Cancienne silt loam, and Cancienne silty clay loam. Both soils are somewhat poorly drained with a 0.0 to 1.0 percent slope. Both soils are classified as prime farmland soils.

#### ***Alternative 1- No Action Alternative***

The No Action Alternative would not entail any construction activities; therefore, no adverse impacts to soils would occur as a result of no federal actions.

#### ***Alternative 2 - Develop the LF-5 Valentine #3 Subset Group Site with MHUs (Proposed Action)***

The soils at the LF-5 Valentine #3 Subset Group Site are considered prime farmland. FEMA completed the Site Assessment Criteria (Part VI) of the National Resources Conservation Service (NRCS) AD 1006 Farmland Impact Conversion Rating form by utilizing criteria explained in 7 CFR § 658.5(b). FEMA's Total Site Assessment points (Part VI in the AD 1006 Form) of 59 is based on the following categories: Area in Non-urban Use (15 out of 15); Perimeter in Non-urban Use (6 out of 10); Percent of Site Being Farmed (20 out of 20); Protection Provided by State and Local Government. (0 out of 20); Distance from Urban Build-up Area (15 out of 15); Distance to Urban Support Services (0 out of 15); Size of Present Farmland Unit Compared to Average (0 out



of 10); Creation of Non-farmable Farmland (0 out of 10); Availability of Farm Support Services (0 out of 5); On-Farm Investments (3 out of 20); Effects of Conversion on Farm Support Services (0 out of 10); and Compatibility with Existing Agricultural Use (0 out of 10). Total Site Assessment points (Part VI in the AD 1006 Form) less than 160 indicates a site need not be given further consideration for FPPA protection (per 7 CFR § 658.4(c)(3)).

Therefore, although approximately 52 acres of prime farmlands soils would be permanently impacted, this impact is considered minor due to the vast amounts of the same and similar soils throughout Lafouche Parish. The Proposed Action must comply with the mitigation measures discussed in Section 7 of this EA to address requirements of the Louisiana Department of Environmental Quality (LDEQ) to observe precautions to control nonpoint source pollution, reduce erosion, and develop a Storm Water Pollution Prevention Plan (SWPPP) and implement the required conditions.

## **5.2 Water Resources**

This section provides an overview of the affected area and potential environmental effects of the No Action and Proposed Action Alternatives on water resources, including water quality, streams, wetlands, and floodplains.

### **5.2.1 Water Quality**

Section 401 of the CWA requires state certification of all Federal licenses and permits in which there is a “discharge of fill material into navigable waters.” The certification process is used to determine whether an activity, as described in the Federal license or permit, would impact established site-specific water quality standards. A water quality certification from the issuing state, the LDEQ in this case, is required prior to the issuance of the relevant Federal license or permit. The most common Federal license or permit requiring certification is the USACE CWA Section 404 permit.

The National Pollutant Discharge Elimination System (NPDES) was created by Section 402 of the CWA. This program authorizes the United States Environmental Protection Agency (EPA) to issue permits for the point-source discharge of pollutants into waters of the United States (U.S.) Through a 2004 Memorandum of Agreement, the EPA delegated its permit program for the State of Louisiana to LDEQ. The ensuing Louisiana Pollutant Discharge Elimination System (LPDES) program authorizes individual permits, general permits, storm water permits, and pretreatment activities that result in discharges to jurisdictional waters of the state.

### **Impaired waterbodies**

Impaired waterbodies and streams are on the Louisiana Water Quality 303(d) list and are required to develop a total maximum daily load (TMDL). TMDLs are maximum amounts of pollutants that can be released in a waterbody or stream without causing the water to become impaired (violate

state water quality standards). TMDLs for Oxygen Demand have been established for Bayou Lafourche and Bayou L'Eau Bleu, which flows into the Intercoastal Waterway. TMDL requirements are established in NPDES permits and through Best Management Practices (BMPs). BMPs are types of activities that are created to control or minimize pollutants from an area to water bodies of the state.

***Alternative 1- No Action Alternative***

The No Action Alternative would have no impact on water quality would occur as a result of no federal actions.

***Alternative 2 - Develop the LF-5 Valentine #3 Subset Group Site with MHUs (Proposed Action)***

Under the Proposed Action Alternative, impacts to water quality, if any, would be minor. Appropriate best management practices (BMPs) will be implemented during site development to minimize sediment migration from the site into nearby water bodies. Surface runoff will be controlled by using siltation controls such as silt fencing around the construction site to minimize erosion of materials into adjacent wetlands and/or waterways. Any disturbed soil will be protected with seed or sod after construction in order to decrease the amount of soil eroded by rainfall and runoff. Any fill stored on site would be appropriately covered to prevent erosion.

Discharges of gray water will be made directly into a drainage ditch that drains into Bayou Lafourche. The facility will be required to obtain all permits required for the discharge of sanitary wastewater. Based on the levels of permitting, the maximum level of discharge would not exceed 100,000 gallons per day.

In accordance with Section 401 and 402 of the CWA and the Louisiana Clean Water Code, coverage under the LPDES Storm Water General Permit for Large Construction Activities (greater than 5 acres) will be obtained for LF-5 Valentine #3 Subset Group Housing Site construction activities. Coverage under the LPDES Storm Water General Permit for Large Construction Activities will implement a SWPPP that will meet the requirements of approved TMDLs for Bayou Lafourche.

Contractors will comply with state and federal regulations for the point source pollutants created by packaging plants into surface water to also include existing streams.

The LF-5 Valentine #3 Subset Group Housing Site is located within 5 miles of Bayou Lafourche and Bayou L'Eau Bleu, two impaired waters, which are waterbodies or streams that are too polluted or otherwise degraded to meet the water quality standards set by states, territories, or authorized tribes. These actions would prevent any degradation of water quality from the construction and operational discharges. The Proposed Action Alternative would have no significant impacts to water quality in the area of the site.

### **5.2.2 Wetlands**

The CWA and EO 11990 define wetlands as “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.”

#### ***Alternative 1- No Action Alternative***

The No Action Alternative would have no impact on wetlands or other waters of the U.S. and would not require permits under Section 404 of the CWA.

#### ***Alternative 2 - Develop the LF-5 Valentine #3 Subset Group Site with MHUs (Proposed Action)***

The 52-acre Valentine property consists of upland farmland, regulated wetlands and ditches. The property has canals on the back section of the farm with wetlands in the center of the property which are regulated waters of the US. These regulated areas are surrounded by farmland and located away from the proposed work site located in southwestern corner of the farm. The proposed mobile home pads will be constructed on a subset of the Valentine property of 52 acres of farmland adjacent to Highway 308. The entrance to the proposed work site is off Highway 308. By letter dated 19 January, 2022 (See Attachment 3), the US Army Corps of Engineers (USACE), New Orleans District, confirmed that the proposed work is in uplands and not subject to jurisdiction under Section 404 of the Clean Water Act (CWA). Contingent on final site plans, a Department of the Army permit will not be required for the proposed work. The portion of the Valentine Subset property that contains regulated wetlands or waters would be avoided based on the conceptual site plan. Therefore, no waters of the US would be impacted by the Proposed Action. Existing site conditions are depicted in photos included as Figures 4, 5 and 6.

### **5.2.3 Ground Water**

A Sole Source Aquifer (SSA) is an underground water source that has been designated by the EPA as the sole or principal source of drinking water for an area. By definition, SSA is an aquifer that supplies at least 50% of the drinking water consumed in the area overlying the aquifer.

The SSA Program is authorized by Section 1424(e) of the Safe Drinking Water Act (SDWA) of 1974. Designation of an aquifer as a SSA provides EPA with the authority to review federal financially assisted projects planned for the area to determine their potential for contaminating the aquifer. This provides essential groundwater protection to ensure the storage, handling, or use of fertilizers, pesticides, or hazardous products do not pollute an SSA.

Federally funded projects reviewed by EPA under the SSA Program may include, but are not limited to, highway improvements and new road construction, public water supply wells,

transmission lines, wastewater treatment facilities, construction projects involving disposal of storm water, and agricultural projects involving management of animal waste.

***Alternative 1- No Action Alternative***

No impacts to groundwater would occur as a result of no federal actions.

***Alternative 2 - Develop the LF-5 Valentine #3 Subset Group Site with MHUs (Proposed Action)***

Website <https://www.epa.gov/dwssa/map-sole-source-aquifer-locations> was accessed on January 11, 2022. There are no identified sole source aquifers in the project area.

The primary sources of groundwater in Lafourche Parish include the Mississippi River alluvial aquifer system and underlying Gramercy aquifer. The Mississippi River alluvial aquifer contains saltwater throughout Lafourche Parish. It is composed of fine to medium sand at the top of the aquifer, which grades to coarse sand and gravel in the lower part. Overlying the alluvial aquifer is a clayey surface. The base of the aquifer ranges from 50 to 450 feet. The aquifer discharges into rivers, canals, and lakes, and is also withdrawn by wells. The aquifer receives recharge from the Mississippi River on a seasonal basis and is also recharged by infiltration of rainfall, as well as vertical leakage from the underlying Gramercy aquifer. The Gramercy aquifer contains fresh groundwater in a small area of the northeastern tip of the parish and is the only known fresh groundwater underlying the parish. Recharge to the Gramercy aquifer is primarily from rainfall, but it also receives leakage from the overlying Mississippi River alluvial aquifer.

The primary source of fresh water in Lafourche Parish is the Bayou Lafourche, which is supplied with water from the Mississippi River at Donaldsonville LA. In 2010, Bayou Lafourche supplied all of the water used for public supply and accounted for nearly 60 percent of surface-water withdrawals (primarily used for industrial cooling purposes) in Lafourche Parish.

Under the Proposed Action Alternative, construction activities are not anticipated to directly impact groundwater. The depth of excavation and grading at the LF-5 Valentine #3 Subset Group Site would not exceed a maximum of seven (7) feet for a gravity sewer and would otherwise be limited to the least extent necessary to facilitate construction and to comply with building code requirements. This depth for utilities is relatively shallow and unlikely to impact ground water resources. Possible sources of groundwater contamination associated with site construction and Group Site operations would be mitigated by appropriate BMPs (See Section 7 for BMPs).

**5.2.4 Floodplains**

EO 11988, Floodplain Management, requires Federal agencies to avoid to the extent possible the long- and short-term adverse impacts associated with the occupancy and modification of floodplains and to avoid direct or indirect support of floodplain development wherever there is a practicable alternative. FEMA's regulations for complying with EO 11988 are found at 44 CFR Part 9, Floodplain Management and Protection of Wetlands.

### ***Alternative 1- No Action Alternative***

Under the No Action Alternative, there would be no short- or long-term impacts to floodplains as a result of no federal actions.

### ***Alternative 2 - Develop the LF-5 Valentine #3 Subset Group Site with MHUs (Proposed Action)***

Currently, there are 37 group site locations in Lafourche Parish that have undergone a review. It has been determined that 28 of these are not practicable, either being actively used, located in a wetland, not practicable in terms of cost, or the owner(s) is not interested in leasing the property to FEMA. FEMA is continuing with the NEPA review process for the other 9 sites which are located in the SFHA.

FEMA has applied the 8-step process found in 44 CFR Part 9, and determined that there is no practicable alternative to building in the floodplain in Lafourche Parish (see Attachment #2). Sites with shallower Base Flood Elevation (BFE) depths will be pursued for development before moving to sites with progressively deeper BFE depths. BFE is the elevation of surface water resulting from a flood that has a 1% chance of equaling or exceeding that level in any given year.

For the Valentine #3 Subset Group Site, the proposed project would satisfy 322 MHUs of the 559 needed units for the Lafourche Parish. Based on the FEMA Flood Insurance Rate Map (FIRM) panel number 22057C0525E (see Figure 3), with an effective date of June 16, 2021, accessed on January 11, 2022, at (<https://msc.fema.gov/portal/home>), the entire 52-acre project site is located in an AE Zone, which is within the special flood hazard area (SFHA). An AE zone is an area having special flood, mudflow or flood-related erosion hazards and shown on a FIRM.

To mitigate environmental, safety, and health risks to the occupants and the floodplain, MHUs will be elevated to the maximum height practicable. Coordination with the local floodplain administrator will occur prior to placement. Occupants will be provided with flood hazard safety protocols and included in local emergency evacuation plans.

(BMPs) will be implemented during site development to minimize sediment migration from the site into nearby water bodies. Surface runoff will be controlled by using siltation controls such as silt fencing around the construction site to minimize erosion of materials into adjacent wetlands and/or waterways. Any disturbed open soil will be protected with seed or sod after construction in order to decrease the amount of soil eroded by rainfall and runoff. Any fill temporarily stored on site will be appropriately covered to prevent erosion.

FEMA has determined that constructing the Valentine #3 Subset Group Site in the AE Zone would result in minimal impacts to and within floodplains provided certain BMPs are followed (see Section 7.0 Mitigation and Attachment 2). In addition, MHUs are temporary housing solutions that are not anticipated to remain in place beyond 18 months.

### **5.3 Coastal Zone Management**

The Coastal Zone Management Act (CZMA) (P.L. 92-583, as amended; 16 U.S.C. Section 1451-1464) encourages the management of coastal zone areas and provides grants to be used in maintaining these areas. It requires that Federal agencies be consistent in enforcing the policies of state coastal zone management programs when conducting or supporting activities that affect a coastal zone. This is intended to ensure that Federal activities are consistent with state programs for the protection and, where possible, enhancement of the nation's coastal zones. The Act's definition of a coastal zone includes coastal waters extending to the outer limit of state submerged land title and ownership, adjacent shorelines, and land extending inward to the extent necessary to control shorelines. A coastal zone includes islands, beaches, transitional and intertidal areas, and salt marshes.

The CZMA requires that coastal states develop a State Coastal Zone Management Plan or program and that any Federal agency conducting or supporting activities affecting the coastal zone conduct or support those activities in a manner consistent with the approved state plan or program. To comply with the CZMA, a Federal agency must identify activities that would affect the coastal zone, including development projects, and must review the State Coastal Zone Management Plan to determine whether a proposed activity would be consistent with the plan.

Pursuant to the CZMA, the State and Local Coastal Resources Management Act of 1978 (LA Revised Statute [R.S.] 49:214:21 et seq. Act 1978, No. 361) is the state of Louisiana's legislation creating the Louisiana Coastal Resources Program (LCRP). The LCRP establishes policy for activities including construction in the coastal zone, defines and updates the coastal zone boundary, and creates regulatory processes. The LCRP is under the authority of the LDNR Office of Coastal Management (OCM). If a proposed action is within the coastal zone boundary, OCM will review the eligibility of the project prior to its review from other Federal agencies (USACE, USFWS, and National Marine Fisheries Service [NMFS]). The mechanism used to review these projects is the Coastal Use Permit (CUP). Per the CZMA, all proposed Federal projects within the coastal zone must undergo a "Consistency Determination" by OCM for that project's consistency with the state's Coastal Resource Program (i.e., LCRP).

#### ***Alternative 1- No Action Alternative***

The No Action Alternative would entail no activity and, therefore, would have no impact on the coastal zone as a result of no federal actions.

#### ***Alternative 2 - Develop the LF-5 Valentine #3 Subset Group Site with MHUs (Proposed Action)***

The Proposed Action Alternative would involve construction in a designated coastal zone. The Office of Coastal Management (OCM) determined in a letter dated September 28, 2012, that all Federal financial assistance (emergency or not) is fully consistent with the Louisiana Coastal Resources Program. FEMA submitted a Consistency Determination letter to the OCM dated September 29, 2021, that indicated project(s) in the following Individual Assistance (IA) designated parishes: Jefferson, Lafourche, Livingston, Plaquemines, St. Charles, St. Helena, St.

James, St. John the Baptist, Tangipahoa, and Terrebonne Parish will not affect any coastal uses or resources in accordance with 15 CFR 930.36. In a OCM response letter (See Attachment 4) dated September 29, 2021 (Consistency number C20210142), the OCM concurred with FEMA’s negative determination, as described by National Oceanic and Atmospheric Administration (NOAA) regulations on federal consistency at 15 CFR § 930.

#### 5.4 Threatened and Endangered Species and Critical Habitat

Section 7 of the Endangered Species Act of 1973 directs Federal agencies to utilize their authorities in furtherance of the purposes of the Act by carrying out programs for the conservation of listed species or designated critical habitats. The United States Fish and Wildlife Service (USFWS) and the U.S. National Oceanic Atmospheric Administration (NOAA) are the agencies referred to as the “Services” that regulate compliance with the Endangered Species Act. The Magnuson-Stevens Fishery Conservation and Management Act (MSA) governs fisheries management for up to 200 miles offshore (the U.S. Exclusive Economic Zone). The NMFS is a part of NOAA and is responsible for implementing the MSA to ensure that U.S. fisheries comply with a wide range of conservation and management requirements.

Migratory birds are protected by the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA). Any activity that results in the take of migratory birds or eagles is prohibited unless authorized by the USFWS. There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured. Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible in complying with the appropriate regulations and implementing appropriate conservation measures.

**Table 1: Federally Listed Species Known to Occur in Lafourche Parish**

Common Name (Scientific Name)	Federal Status	Habitat	Potential to Occur within Project Area
<b>West Indian Manatee</b> ( <i>Trichechus manatus</i> )	Threatened	Found in marine, estuarine, and freshwater environments with a strong preference for warm and well-vegetated waters.	No; there is no suitable habitat present within the project area.
<b>Monarch Butterfly</b> ( <i>Danaus plexippus</i> )	Candidate	Found in different habitat types from forests to agricultural fields to urban centers, as long as wild flowers are available for feeding adults and native milkweeds are available as host plants.	No; Although the species is known to occur in proximity, specific habitat components do not occur within the project area.

### ***Alternative 1- No Action Alternative***

Under the No Action Alternative, no project would be constructed; therefore, no impacts on species federally listed as threatened or endangered, or federally listed critical habitats would occur as a result of no federal actions.

### ***Alternative 2 - Develop the LF-5 Valentine #3 Subset Group Site with MHUs (Proposed Action)***

There are two (2) Federally listed threatened and candidate species with the potential to occur in Lafourche Parish, Louisiana; the West Indian Manatee and the Monarch Butterfly (see Table 1). Neither of these species have the potential to occur within the project area. Per USFWS Information for Planning and Consultation (IPaC) website, there are no critical habitat within the project area.

Inspection of the proposed site did not indicate the presence of any species federally listed as threatened or endangered. The USFWS's IPaC website (<https://ecos.fws.gov/ipac/>), accessed on January 12, 2022, was reviewed for a list of threatened and endangered species in the project area. While these listed species can occur in Lafourche Parish, the proposed group housing site does not contain suitable habitat for either of these species. This site has been developed agriculturally and would not be conducive to requirements for Monarch Butterfly habitat.

A search of the USFWS Critical Habitat online mapper and ArcGIS Map on January 12, 2022 resulted in a finding of no designated critical habitats in the project area. The following webpages were reviewed for critical habitats in the project area:

- <https://ecos.fws.gov/ecp/report/table/critical-habitat.html>
- <https://fws.maps.arcgis.com/home/index.html>

Based on the scope of work and lack of suitable habitat at the project site, FEMA has made the determination that the Proposed Action Alternative would have no effect on federally listed species or critical habitat.

## **5.5 Cultural Resources**

The consideration of impacts to historic and cultural resources is mandated under Section 101(b)(4) of NEPA as implemented by 40 CFR Parts 1501-1508. In addition, providing Direct Temporary Housing Assistance in the form of constructing TTHU Group Sites meets the definition of a Federal Undertaking pursuant to Title 36 Code of Federal Regulations Part 800. Accordingly, FEMA is required to comply with Section 106 of the National Historic Preservation Act (NHPA). FEMA is initiating Section 106 review for the Undertaking in accordance with the Programmatic Agreement among FEMA, the Louisiana State Historic Preservation Officer (SHPO), the Governor's Office of Homeland Security and Emergency Preparedness (GOHSEP), and Participating Tribes, executed on December 21, 2016, as amended (Agreement). Due to the emergency need to find safe housing locations for the many survivors, FEMA is consulting per 36



CFR § 800.12(d)) and Stipulation II.B.2 of the Agreement regarding Expedited Review for Emergency Undertakings.

***Alternative 1- No Action Alternative***

Under the No Action Alternative, there would be no impacts to historic properties as a result of no federal actions.

***Alternative 2 - Develop the LF-5 Valentine #3 Subset Group Site with MHUs (Proposed Action)***

FEMA has determined that the Area of Potential Effects (APE) for the proposed Undertaking includes the immediate view shed approximately ¼ mile from each boundary around the perimeter of the development of the group site and the areas of ground disturbance within the boundaries of the project site necessary for the preparation of the individual TTHU pads including subgrade utilities, access routes, parking locations, lighting, and a perimeter fence.

On February 2, 2022, FEMA consulted the Louisiana Office of Cultural Development's Cultural Resources National Register database, the Louisiana Cultural Resources Map and associated site files (Louisiana Division of Archaeology website), digital archival resources, photos, maps, and FEMA's internal files in order to identify historic properties. The APE is not within any districts that are listed in or that have been previously determined eligible for listing in the National Register of Historic Places (NRHP) nor are there any recorded, eligible archaeological sites within or near the boundaries of the project site. Additionally, site and soil characteristics and previous archaeological surveys suggest the low potential for the presence of any eligible, unrecorded archaeological sites within the boundaries of the project group site. However, there are six (6) historic standing structures within the APE that for the purposes of this Undertaking were considered eligible for listing in the NRHP as contributing elements to a NRHP eligible historic district affiliated with the adjacent Valentine Chemical Complex.

FEMA has determined that there are six (6) historic properties as defined in 36 CFR 800.16(l) within the APE and finds the Undertaking would result in No Adverse Effect to Historic Properties in accordance with Stipulation II.C.4 of the Agreement. The resource identification numbers for the NRHP eligible historic properties are as follows: 29-07667, 29-07668, 29-07669, 29-07670, 29-07671, and 29-07672.

The following condition applies:

*If during the course of work, archaeological artifacts and/or human remains (prehistoric or historic) are discovered, all work must stop in the vicinity of the discovery and reasonable measures must be taken to avoid or minimize harm to the finds. The Governor's Office of Homeland Security and Emergency Preparedness (GOHSEP) and FEMA must be immediately notified. Work cannot proceed until FEMA Historic Preservation completes consultation with the State Historic Preservation Office/Louisiana Division of Archaeology and others, as appropriate.*

SHPO concurrence was received February 16, 2022 and the Eastern Shawnee Tribe of Oklahoma submitted written concurrence on February 14, 2022. The remaining five Tribes did not provide a response during the 7-day notice period.

## **5.6 Socioeconomic Resources**

The project site is located in Lafourche Parish, Louisiana. According to the United States Census Bureau (USCB), the population as of April, 2020, was 97,557 with a total of 36,895 households. The median household income was estimated at approximately \$55,506 (based on 2019 dollars). According to the 2019 USCB Estimates, approximately 14.5% of population lives below poverty levels.

The population within Lafourche Parish, Louisiana, is comprised of about 80.5% Caucasian, 13.5% African American, 0.9% Asian, 4.4% Hispanic, 0.3% American Indian and Alaska Native alone, 0.1% Native Hawaiian and Other Pacific Islander alone, and 2.0% two or more races. The demographic makeup of the group site residents is expected to be similar to the community as a whole (Table 2).

**Table 2: Project Population Data<sup>1</sup>**

Area	Population <sup>2</sup>	White (Caucasian) Alone	Black or African American Alone	Asian Alone	Hispanic or Latino	American Indian and Alaska Native Alone	Native Hawaiian and Other Pacific Islander Alone	Two or More Races	Poverty Rate <sup>3</sup>	Households	Median Household Income <sup>4</sup>
Lafourche Parish	97,557	80.5%	13.5%	0.9%	4.4%	3%	0.1%	2.0%	14.5%	36,895	\$55,506
Louisiana	4,624,047	62.8%	32.8%	1.8%	5.3%	0.8%	0.1%	1.8%	17.8%	1,739,497	\$49,469

<sup>1</sup> Data Source, USCB 2021 American Community Survey (ACS), 5-year estimates. Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources

<sup>2</sup> USCB ACS, Vintage 2020 Population Estimates, July 1, 2021

<sup>3</sup> USCB 2019 ACS, 1-year estimates. Estimates are not comparable to other geographic levels of poverty estimates.

<sup>4</sup> USCB ACS, Median Household Income (in 2019 dollars) and Households, 2015-2019

### **5.6.1 Environmental Justice**

EO 12898, entitled “Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations,” was signed on February 11, 1994. The EO directs Federal agencies to make achieving environmental justice part of their missions by identifying and addressing, as appropriate, disproportionately high adverse human health, environmental, economic, and social effects of their programs, policies, and activities on minority and/or low-income populations.

#### ***Alternative 1- No Action Alternative***

The No Action Alternative would preclude the federal government from adequately addressing the urgency of providing temporary and transient emergency housing. Consequently, displaced disaster survivors would have to remain in the temporary housing they have acquired through their own resources and possibly far from their original home. The recovery of flood survivors and their communities would be further compounded by fewer housing options. They would continue to suffer social and economic stresses related to the disaster recovery.

#### ***Alternative 2 - Develop the Valentine #3 Subset Group Site with MHUs (Proposed Action)***

The availability of federal assistance, including temporary housing for displaced individuals, is consistent with EO 12898. All forms of FEMA disaster housing assistance are available to any affected household that meets the conditions of eligibility. This group-housing site is a temporary housing solution. Therefore, long-term adverse effects to minority and/or low-income populations would not be expected.

The availability of temporary housing would result in a positive impact to displaced individuals, regardless of whether they are minority and/or low income. Therefore, the Proposed Action would not pose disproportionately high and adverse public health or environmental effects on minority and low-income populations.

The Proposed Action would utilize the project site and design to contract for the construction of approximately 322 manufactured housing unit pads and all necessary support facilities. The potential site residents would be from areas within the parish which have been impacted by the flooding. The local community is aware of this action and may experience a slight localized increase in the need for public services, such as schools, fire and police services, childcare, and medical services. However, the overall demand for public and commercial services is not expected to be greater than the pre-disaster demand and potential impacts are expected to be minimal.

### **5.7 Hazardous Materials**

The management of hazardous materials is regulated under various Federal and state environmental and transportation laws and regulations, including but not limited to Resource Conservation Recovery Act (RCRA); Comprehensive Environmental Response Compensation Liability Act (CERCLA); the Toxic Substances Control Act (TSCA); the Emergency Planning and Community Right-to-Know provisions of the Superfund Amendments and Reauthorization

Act; the Hazardous Materials Transportation Act (HMTA); and the Louisiana Voluntary Investigation and Remedial Action statute. The purpose of the regulatory requirements set forth under these laws is to ensure the protection of human health and the environment through proper management (identification, use, storage, treatment, transport, and disposal) of these materials. Some of the laws provide for the investigation and cleanup of sites already contaminated by releases of hazardous materials, wastes, or substances.

### **Valentine Sugars Inc.:**

Valentine Sugars Inc., 129 Valentine Drive. Lockport, LA 70374 – This site was operated as a resin manufacturing plant, Valite operated four reactor batch processes to manufacture base phenol formaldehyde resins. Process wastewater was discharged to a surface impoundment for disposal until September 1985, when a new production process allowed Valite to discontinue discharging the wastewater. EPA made a determination on September 7, 1988 that the facility's waste stream was non-hazardous as defined by federal regulations, but deferred to the state to determine how the waste should be regulated. On September 29, 1988, the Louisiana Department of Environmental Quality concurred with EPA's determination that the waste stream was non-hazardous and accepted the facility's certification of closure for their interim status surface impoundment. This activity became Valentine LLC.

Upon review of records including the EDR Radius Report dated January 5, 2022, the 10-acre surface impoundment is approximately 0.6 miles NE from the target site and should be avoided. Based on the analytical results from the sample wells, there is no evidence of past or existing releases beyond the boundaries of the diked area of the surface impoundment or material threat of release of hazardous substances into ground, surface or ground water.

### **Valentine Chemicals LLC.:**

Valentine Chemicals LLC., 129 Valentine Drive, Lockport, LA 70374 – The facility is approximately 0.10 miles east from the proposed location of manufactured homes site. Valentine's operations capability involves spray drying, drum drying capacity, vacuum distillation/custom batch reactions, fine grinding, and powder/liquid blending all in an enclosed resin plant. They maintain a Minor Source permit and a NPDES permit. From a review of records including the EDR Radius Report, there was one violation of the NPDES for Biological Oxygen Demand. LDEQ approved completion and determined of No Further Action on October 26, 2012 for this violation.

Therefore, from a review of records including the EDR Radius Report, there is no evidence of past or existing releases or any material threat of release beyond the boundaries of the facility of hazardous substances or petroleum products into the ground, surface or ground water.

### ***Alternative 1- No Action Alternative***

No impacts from hazardous materials are expected as a result of the No Action alternative.

### ***Alternative 2 - Develop the LF-5 Valentine #3 Subset with MHUs (Proposed Action)***

Based on the final review of the Environmental Data Resources (EDR) Reports on January 5, 2022, there is one Natural Gas Distribution line within approximately 0.25 miles of the target property and two sites with past monitoring/remediation. The Valentine Sugars Inc., acquired a No Further Action (NFA) closure of September 1988 for a surface impoundment and Valentine Chemicals, LLC., acquired a NFA as of October 2012, for a violation of their National Pollution Discharge Elimination System Permit (NPDES). Whereas, in the event significant items (or evidence thereof) are discovered during implementation of the project, petroleum products, hazardous materials, and toxic waste will be handled, managed, and disposed of in accordance with the requirements and to the satisfaction of the governing local, state, and federal agencies.

Under the Proposed Action alternative, there are no anticipated impacts from hazardous materials and hazardous substances. Any unusable equipment, debris, and material on site would be disposed of prior to occupancy in an approved manner and location. In the event significant items (or evidence thereof) are discovered during implementation of the project, petroleum products, hazardous materials, and toxic waste will be handled, managed, and disposed of in accordance to the requirements and to the satisfaction of the governing local, state, and federal agencies.

### **5.8 Traffic and Transportation**

Louisiana Department of Transportation and Development (LDOTD) is responsible for maintaining public transportation, state highways, interstate highways under state jurisdiction, and bridges located within the state of Louisiana. These duties include the planning, design, and building of new highways in addition to the maintenance and upgrading of current highways. Roads not part of any highway system usually fall under the jurisdiction of and are maintained by applicable local government entities; however, the LDOTD is responsible for ensuring all local agency Federal-aid projects comply with all applicable Federal and state requirements.

The project area is adjacent to LA-308. LA-308 connects to Highway 1 to the east near the community of Larose and to Interstate 90 (I-90) to the northwest near the City of Houma. Highway 1 and I-90 are major arteries through southern Louisiana.

#### ***Alternative 1- No Action Alternative***

Implementation of the No Action Alternative would not adversely affect the site traffic patterns, as no construction or other activities that would impact traffic would occur as a result of no federal actions.

### ***Alternative 2 - Develop the LF-5 Valentine #3 Subset Group Site with MHUs (Proposed Action)***

Under the Proposed Action, a temporary increase in construction-related traffic during the group site construction would occur. Impacts related to these construction activities would be minor and temporary. This site has been approved by the Parish for this temporary housing use.

All reasonable precautions to control site access will be taken during construction. All activities would be conducted in a safe manner in accordance with Occupational Safety and Health Administration (OSHA) work zone traffic safety requirements. The appropriate signage will be posted and fencing installed to minimize potential adverse public safety concerns. Appropriate signage and barriers will be in place prior to construction activities in order to alert pedestrians and motorists of project activities and traffic pattern changes. Traffic impacts from construction activities would be considered minor. The LDOTD and Parish will be coordinated with in the planning and construction of this group site, to establish appropriate traffic safety measures and management protocols for the area.

## **6.0 PUBLIC INVOLVEMENT**

Public involvement was performed in compliance with the NEPA, FEMA's Instruction 108-1-1 for implementing NEPA, and EOs 12898, 11988, and 11990. A Public Notice for public comments and public review for the Draft EA was posted on the GOHSEP and Lafourche Parish websites. This Draft EA is available at the following website <https://www.fema.gov/multimedia-library>.

The original public comment period was limited to three (3) days from February 28, 2022 through March 1, 2022 at 5pm (Central Standard Time). FEMA is re-issuing the public notice due to extenuating circumstances. The public comment period will now expire March 13th at 5pm CST. All comments received prior to 5 pm March 13th will be considered in FEMA's findings. The comment period must remain limited due to the emergency nature of this action and need to provide temporary housing solutions for survivors of Hurricane Ida.

As a result of FEMA's National Environmental Policy Act (NEPA) Environmental Assessment public comment period for Valentine Subset 3 Group Housing site in Lafourche Parish, FEMA received 57 comments from a total of 14 public citizens during the open public comment period. A large majority of these comments were non-substantive with issues raised from the comments being addressed in the EA study. Primary concerns raised include local community response resources and traffic will be impacted with the influx of 322 additional housing units. There was one concern about the sightings of a Bald Eagle in the area. To address the concerns raised, FEMA contacted USFWS and confirm no known bald eagle nests are located within 660 feet of the proposed housing site. FEMA has also verified that the majority of the applicants that will reside within this group site are residents of the immediate area. Therefore, the action should not have a significant increase and possible stress on the local police, public transportation, traffic, and safety within the community. In addition, it will not add a significant demand to local emergency services.

## 7.0 MITIGATION

Construction of the Proposed Action was analyzed based on the studies, consultations, and reviews undertaken as reported in this EA. The findings of this EA conclude that no significant adverse impacts on human, natural and cultural resources are anticipated from the Proposed Action. During project construction, short-term impacts on noise are anticipated and the conditions listed in this EA will mitigate and minimize these effects. Project short-term adverse impacts would be mitigated using BMPs, such as proper vehicle and equipment maintenance, and appropriate signage. Furthermore, given the Proposed Action is temporary (up to 18 months), no long-term adverse impacts are anticipated from the proposed project.

The following conditions must be met as part of this project:

1. Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
2. 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.
3. Coordination with the local floodplain administrator must occur prior to MHU placement. All coordination pertaining to these activities and applicant compliance with any conditions should be documented and copies forwarded to the state and FEMA for inclusion in the permanent project files.
4. Compliance with State Regulations: Placement of MHUs or other readily fabricated dwellings must be in accordance and in compliance with Louisiana regulations.
5. Local Permitting and Codes: Any FEMA units will be installed in compliance with applicable local codes, ordinances and permitting requirements. Any contracted logistics installation entities (installers) for TTHU placement will secure all pertinent Federal, state, and local permits and approvals before work.
6. Health and Safety: Before unit occupancy, the responsible program, will provide applicants with a Health and Safety Advisory regarding the flood hazard, local emergency evacuation plans, right-of-entry during an emergency, and possible unit haul off.
7. The responsible program will ensure the local emergency manager has information regarding location of TTHU occupants and potential special needs, to integrate into local emergency plans.
8. Appropriate best management practices will be implemented during site development to minimize sediment migration from the site into nearby water bodies. Surface runoff will be controlled by using siltation controls such as silt fencing around the construction site to minimize erosion of materials into adjacent wetlands and/or waterways. Any disturbed soil will be protected with seed or sod after construction in order to decrease the amount of soil



eroded by rainfall and runoff. Any fill stored on site will be appropriately covered to prevent erosion.

9. The Contractor shall comply with the requirements for a point source discharge to waters of the State, a Louisiana Pollutant Discharge Elimination System (LPDES) permit may be required in accordance with the Section 401 and 402 of the Clean Water Act (CWA) and the Louisiana Clean Water Code.
10. The Contractor shall comply with the requirements of the Louisiana Department of Environmental Quality (LDEQ) to observe precautions to control non-point source pollution, reduce erosion, and develop a Storm Water Pollution Prevention Plan and implement the required conditions.
11. If during the course of work, archaeological artifacts and/or human remains (prehistoric or historic) are discovered, all work must stop in the vicinity of the discovery and reasonable measures must be taken to avoid or minimize harm to the finds. The Governor's Office of Homeland Security and Emergency Preparedness (GOHSEP) and FEMA must be immediately notified. Work cannot proceed until FEMA Historic Preservation completes consultation with the State Historic Preservation Office/Louisiana Division of Archaeology and others, as appropriate.
12. Unusable equipment, debris and material will be disposed of prior to occupancy in an approved manner and location.
13. In the event significant items (or evidence thereof) are discovered during implementation of the project, petroleum products, hazardous materials, and toxic waste will be handled, managed, and disposed of in accordance to the requirements and to the satisfaction of the governing local, state, and federal agencies.
14. Construction activities with elevated noise levels will be limited from 7:00 A.M. to 7:00 P.M, unless otherwise approved by the Parish. Equipment and machinery used during construction will meet all local, State, and federal noise regulations.
15. The Louisiana Department of Transportation and Development (LDOTD) and Parish will be coordinated with in the planning and construction of this group site, to establish appropriate traffic safety measures and management protocols for the area.
16. The appropriate signage must be posted and fencing installed to minimize potential adverse public safety concerns. Appropriate signage and barriers will be in place prior to construction activities in order to alert pedestrians and motorists of project activities and traffic pattern changes.
17. Once the temporary housing need has ended, FEMA expects that all mobile housing units (MHUs) would be hauled from the site in accordance with Section 408(d)(2) of the Stafford Act and returned to a FEMA storage facility. Furthermore, the project site would be either reasonably restored to its previous condition and then seeded or left with the site improvements per the lease terms negotiated between the GSA with the landowner.
18. MHUs shall comply with 24 C.F.R. Part 3280 Manufactured Home Construction and Safety Standards ("Department of Housing and Urban Development [HUD] code").
19. Work will comply with all conditions of U. S. Army Corps of Engineers Nationwide Permits, if required.

20. In accordance with 44 C.F.R. 9.13(d) (4) (i), MHUs placed in a Special Flood hazard Area (SFHA) must be elevated to the fullest extent practicable up to the Base Flood Elevation (BFE) and adequately anchored.

## **8.0 LIST OF PREPARERS**

### EA Preparer(s):

- James Green, Environmental Protection Specialist, FEMA
- John Hatch, Historic Preservation Specialist, FEMA
- Ronald Love, Environmental Protection Specialist, FEMA

### Field Team:

- Jody Craig, Temporary Housing Electrical Engineer

### Reviewers:

- Charles Barrowclough, Environmental Protection Specialist, FEMA
- Byron Flournoy, Environmental Protection Specialist, FEMA Deputy Housing EHP Advisor

### Deputy Housing EHP Advisor (EHAD):

- Adam Borden, IM-CORE EHP Advisor, Office of Environmental Planning and Historic Preservation

# Figures



**Figure 1: Aerial Photo and Vicinity of Proposed Valentine #3 Subset Group Site**



Figure 2: Valentine #3 Subset Group Site Proposed Layout



Figure 3: Flood Insurance Rate Map (FIRM) for the Proposed Valentine #3 Subset Group Site



**Figure 4: Photograph of Existing Site Conditions at the Proposed Valentine #3 Group Site. Photo Taken from Southwest Corner of Group Site, Facing East.**



**Figure 5: Photograph of Existing Site Conditions at the Proposed Valentine #3 Group Site. Photo taken from Southeast Corner of Group Site, Facing West**





**Figure 6: Photograph of Existing Site Conditions at the Proposed Valentine #3 Group Site. Photo Taken From Northwest Corner of Group Site, Facing East.**

# Attachments

**From:** [Badinger, Brandon](#)  
**To:** [DCRT Section 106](#)  
**Cc:** [Rachel Watson](#); [Jennie Garcia](#); [Cramer, Jerame](#); [Flournoy, Byron](#); "Ellen Ibert"  
**Subject:** FEMA Expedited Emergency Section 106 Consultation for Valentine Subset Property, Lafourche Parish, LA

[REDACTED]

[REDACTED]

**EXTERNAL EMAIL** Please do not click on links or attachments unless you know the content is safe.

Dear SHPO Partners:

Attached please find FEMA's expedited emergency Section 106 consultation letter regarding the below project. LHRI forms will be included in a separate email due to file size limitations.

RE: Section 106 Review Expedited Consultation, Hurricane Ida, FEMA-4611-DR-LA

Undertaking: FEMA Temporary Housing Group Site, The Valentine Subset Property, Lafourche Parish, Louisiana (29.595256, -90.476943)

Determination: No Adverse Effect to Historic Properties

Your prompt review is greatly appreciated. We respectfully request concurrence with the proposed APE and with this determination within seven (7) days from receipt of this consultation, per Stipulation II.B.2 of the 2016 Statewide PA. Should you have any questions or need additional information regarding this undertaking, please contact the names listed on the letter or Jerame Cramer, DR 4611 LA Environmental Advisor (EHAD), [REDACTED]

[REDACTED]

Sincerely,

Brandon Badinger  
Environmental Protection Specialist | Environmental and Historic Preservation | Mitigation –  
Region 6  
DR 4611 LA Historic Preservation Lead - Housing  
Louisiana Integration and Recovery Office (LIRO)

[REDACTED]

Federal Emergency Management Agency  
[fema.gov](http://fema.gov)

The proposed undertaking will have no adverse effect on historic properties. Therefore, our office has no objection to the implementation of this project. This effect determination could change should new information come to our attention.

*Kristin P. Sanders*

Kristin P. Sanders Deputy  
State Historic Preservation Officer

Date

**From:** [Lindsey Bilyeu](#)  
**To:** [Badinger, Brandon](#)  
**Subject:** RE: FEMA Section 106 Review Expedited Consultation for Valentine Temporary Group Site, Lafourche Parish, Louisiana  
**Date:** Friday, February 11, 2022 3:35:13 PM

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**CAUTION:** This email originated from outside of DHS. DO NOT click links or open attachments unless you recognize and/or trust the sender. Please select the Phish Alert Report button on the top right of your screen to report this email if it is unsolicited or suspicious in nature.

Mr. Badinger,

The Choctaw Nation of Oklahoma thanks FEMA for the correspondence regarding the above referenced project. Lafourche Parish lies outside of our area of historic interest. Our office respectfully defers to the other Tribes that have been contacted.

If you have any questions, please contact me.

Thank you,

Lindsey D. Bilyeu, MS  
Senior Section 106 Reviewer  
Choctaw Nation of Oklahoma  
Historic Preservation Department

---

**From:** Badinger, Brandon [REDACTED]  
**Sent:** Thursday, February 10, 2022 3:24 PM  
**To:** Lindsey Bilyeu [REDACTED]  
**Cc:** Cramer, Jerame [REDACTED]; Scoggin, Robert [REDACTED]; Flournoy, Byron [REDACTED]  
**Subject:** RE: FEMA Section 106 Review Expedited Consultation for Valentine Temporary Group Site, Lafourche Parish, Louisiana

**Halito:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Bilyeu:

Attached please find FEMA's Section 106 consultation letter regarding the below project.

RE: Section 106 Review Expedited Consultation, Hurricane Ida, FEMA-4611-DR-LA

Undertaking: FEMA Temporary Housing Group Site, The Valentine Subset Property, Lafourche Parish, Louisiana (29.595256, -90.476943)

Determination: No Adverse Effect to Historic Properties

Your prompt review is greatly appreciated. We respectfully request concurrence with the proposed APE and with this determination within seven (7) days from receipt of this consultation, per Stipulation II.B.2 of the 2016 Statewide PA. Should you have any questions or need additional information regarding this undertaking, please contact the names listed on the letter or Jerame Cramer, DR 4611 LA Environmental Advisor (EHAD), at [REDACTED]  
[REDACTED]

Sincerely,

Brandon Badinger

Environmental Protection Specialist | Environmental and Historic Preservation | Mitigation –  
Region 6

DR 4611 LA Historic Preservation Lead - Housing  
Louisiana Integration and Recovery Office (LIRO)  
[REDACTED]  
[REDACTED]

Federal Emergency Management Agency

[fema.gov](https://www.fema.gov)

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**EASTERN SHAWNEE  
CULTURAL PRESERVATION DEPARTMENT**

70500 East 128 Road, Wyandotte, OK 74370

February 14, 2022

FEMA

1500 Main ST

Baton Rouge, LA 70802

**RE: FEMA-4611-DR-LA Temporary Housing Group Site-The Valentine Subset Property, Lafourche Parish County, LA**

Dear Mr. Cramer,

The Eastern Shawnee Tribe has received your letter regarding the above referenced project(s) within Lafourche Parish County, LA. The Eastern Shawnee Tribe is committed to protecting sites important to Tribal Heritage, Culture and Religion. Furthermore, the Tribe is particularly concerned with historical sites that may contain but not limited to the burial(s) of human remains and associated funerary objects.

As described in your correspondence, and upon research of our database(s) and files, we find our people occupied these areas historically and/or prehistorically. However, the project proposes **NO Adverse Effect** or endangerment to known sites of interest to the Eastern Shawnee Tribe. Please continue project as planned. However, should this project inadvertently discover an archeological site or object(s) we request that you immediately contact the Eastern Shawnee Tribe, as well as the appropriate state agencies (within 24 hours). We also ask that all ground disturbing activity stop until the Tribe and State agencies are consulted. Please note that any future changes to this project will require additional consultation.

In accordance with the NHPA of 1966 (16 U.S.C. § 470-470w-6), federally funded, licensed, or permitted undertakings that are subject to the Section 106 review process must determine effects to significant historic properties. As clarified in Section 101(d)(6)(A-B), historic properties may have religious and/or cultural significance to Indian Tribes. Section 106 of NHPA requires Federal agencies to consider the effects of their actions on all significant historic properties (36 CFR Part 800) as does the National Environmental Policy Act of 1969 (43 U.S.C. § 4321-4347 and 40 CFR § 1501.7(a)). This letter evidences NHPA and NEPA historic properties compliance pertaining to consultation with this Tribe regarding the referenced proposed projects.

Thank you, for contacting the Eastern Shawnee Tribe, we appreciate your cooperation. Should you have any further questions or comments please contact our Office.

Sincerely,

Paul Barton, Tribal Historic Preservation Officer (THPO)

Eastern Shawnee Tribe of Oklahoma

(918) 666-5151 Ext:1833

**EXECUTIVE ORDER 11988/11990  
FLOODPLAIN MANAGEMENT/WETLANDS – CHECKLIST (44 CFR Part 9)**

**APPLICANT:** LF-5 Valentine #3 Subset Group Site  
**PARISH/STATE:** Lafourche, LA  
**COORDINATES:** Latitude: 29.595256, Longitude: -90.476943  
**PROPOSED ACTION:** Construct MHU Housing at LF-5 Valentine #3 Subset Group Site. The Proposed Action would utilize the project site and design to contract for the construction of approximately 322 manufactured housing unit (MHU) pads, green space, and all necessary support facilities. These pads would be used for the placement of MHUs to house displaced families. Development of the site would require the installation of utilities on the site; gravel for site leveling; the roads, trailer pads, and resident parking. Concrete will be used for UFAS pads.

**APPLICABILITY:** Actions which have the potential to affect floodplains/wetlands or their occupants, or which are subject to potential harm by location in floodplains/wetlands.

YES  NO

The proposed action could potentially adversely affect the floodplain/wetlands.

Remarks:

YES  NO

The proposed action could potentially be adversely affected by the floodplain/wetlands.

Remarks:

**ACTION:**

- Review against 500 Year floodplain (for Critical Action)
- Review against 100 Year floodplain
- Not Applicable (for actions located in wetland only)

**STEP NO. 1** Determine whether the proposed action is located in the 100-year floodplain (500-year floodplain for critical actions) and/or wetland; (44 CFR §9.7).

Portions of the project are located within an "AE" zone, area of 100-yr flooding, per Flood Insurance Rate Map (FIRM) panel 22057C0525E, dated 6/16/2021.

---

**STEP NO. 2      Notify the public at the earliest possible time of the intent to carry out an action in a floodplain/wetland, and involve the affected and interested public in the decision-making process; (44 CFR §9.8)**

- Notice was provided as part of a disaster cumulative notice:  
Posted Online: FEMA\_DR-4611-IDA-LA-initial-public-notice\_102021.pdf  
Date: 10/01/2021
- Project Specific Notice (e.g. EA, newspaper, public meeting, etc):  
Type of Public Notice: \_\_\_\_\_  
Date: \_\_\_\_\_

---

**STEP NO. 3      Identify and evaluate practicable alternatives to locating the proposed action in a floodplain/wetland (including alternatives sites, actions and the "no action" option). (44 CFR §9.9)**

**Alternative Options**

- Yes  No      Is there a practicable alternative site location outside of the floodplain/wetland?  
If yes, provide the site location:
- Yes  No      Is there a practicable alternative action outside of the floodplain/wetland that will not affect the floodplain/wetland?  
If yes, describe the alternative action:
- Yes  No      Is the NO Action alternative the most practicable alternative?

**If a practicable alternative exists outside /the floodplain/wetland, FEMA must locate the action at the alternative site.**

**REMARKS:** The Direct Housing Assessment Team (DHAT), comprised of FEMA and State representatives, has monitored, and will continue to monitor FEMA housing needs to identify eligible households that are likely to have a need for temporary housing assistance. Specific information being collected includes the number of eligible households, location of eligible households, special needs, and quantity of bedrooms required by each household. Needs assessments are based on household composition and the number of occupied bedrooms recorded when the inspection is conducted.



FEMA's National Processing Services Center has utilized internet searches, reviewed public listings, made inquiries to state social service organizations and reviewed local advertisements to determine available rental resources. After reviewing available mapping data and rental resource databases, and making onsite observations of disaster-related damage(s) and present living conditions of local residents, DHAT has determined that alternate housing resources in the affected area cannot meet the demand for housing.

Returning disaster survivors to their pre-disaster communities is the preferred alternative due to the direct positive impacts the returning citizens have on stimulating the local economy and rebuilding the overall sense of community, thereby reducing the amount of time it takes a community to recover from a disaster. This solution provides survivors with reasonable commuting time to workplaces, schools, childcare, and places of worship, as well as familiar food, shopping services, laundry facilities, playgrounds and pet areas. When survivors are placed outside their neighborhoods, additional infrastructure and other services such as access to education, public transportation, emergency services, and healthcare facilities are often required and the resources of host communities can become strained.

The policy of returning disaster survivors to their pre-disaster communities is consistent with the guidance outlined under the FEMA DHAT Standard Operating Procedures which states, "an effort should be made to keep applicants within a Reasonable Commuting Distance: A distance that does not place undue hardship on an applicant." (Individual Assistance Program and Policy Guide, March 2019). In addition, the solution to return survivors to their pre-disaster communities aligns with the unique factors used to analyze practicable alternatives under 44 CFR,0.13(d)(3).

To fulfill the housing needs, DHAT has compiled a site feasibility list of potential private residences, commercial park sites, MLRs, Direct Lease properties, and potential group site locations for placing Manufactured Housing Units (MHUs) or Travel Trailers (TTs). First priority has been given, and will continue to be given, to the placement of MHUs/TTs on private/owner sites and commercial parks, these being the most expedient and most cost-effective options. When these options are not sufficient to accommodate the housing needs of a parish, then site locations for Group Housing within the commuting area are being utilized. Priority is then given to group sites that can be expediently prepared for MHUs/TTS, have existing utility connections and ingress/egress to the site, require minimal ground disturbance, and are located outside the Wetlands and 100-year Floodplain.

The availability of potential private residences and commercial park sites for placing MHUs/TTs in Lafourche Parish is becoming depleted and the availability of group sites outside the floodplain is exhausted.

Based on the analysis by the Direct Housing Team, FEMA has determined that the practicable alternatives are exhausted under CFR Part 9 and will allow for development and placement of direct housing resources, Manufactured Housing Units and Recreational Vehicles/Travel Trailers in FEMA developed, leased and managed group site locations, within the SFHA.

The Direct Housing team has completed a review and analysis of potential group sites and the depth of base flood elevations (BFEs) to support FEMA built and managed group site housing operations. FEMA has and continues to analyze alternatives outside of the floodplain against the available resources and are documenting this decision process by way of data analytics and

GIS mapping. FEMA continues to prioritize the placement of manufactured housing units (MHUs) over Recreational Vehicles (RVs) or Travel Trailers (TTs) in any SFHA.

Group sites in the SFHA are triaged in a process whereby those sites with shallower Base Flood Elevations (BFEs) are prioritized for development before moving to sites with progressively deeper BFEs in the effort to secure enough housing pads to satisfy the geographical need. Priority of these sites will also satisfy the geographic population density need with the most benefit of pad site development and timeliness.

As of January 11, 2022, based on applicant call outs, it is estimated that approximately 1,198 households will require direct temporary housing assistance in Lafourche Parish. While approximately half of this need has been met with private and commercial sites, there remains a balance of 559 unit needs which could be filled through group site locations.

Currently, there are 37 group site locations in Lafourche Parish that have undergone a review. It has been determined that 28 of these are not practicable, either being actively used, located in a wetland, not practicable in terms of cost, or the owner(s) is not interested in leasing the property to FEMA. FEMA is continuing with the NEPA review process for the other 9 sites which are located in the SFHA.

For the LF-5 Valentine #3 Subset Group Site, the proposed project would satisfy 322 MHUs of the 559 needed units. It has been determined that there is no practicable alternative to the development of the LF-5 Valentine #3 Subset Group Site.

---

**STEP NO. 4 Identify the potential direct and indirect impacts associated with the occupancy or modification of floodplains/wetlands and the potential direct and indirect support of floodplain/wetlands development that could result from the proposed action; (44 CFR §9.10)**

Yes  No Is the proposed action in compliance with the NFIP (see 44 CFR Part 59 seq.)?

N/A Remarks:

Yes  No Does the proposed action increase the risk of flood loss?

Yes  No Will the proposed action result in an increased base discharge or increase the flood hazard potential to other properties or structures?

Yes  No Does the proposed action minimize the impact of floods on human health, safety and welfare?

Yes  No Will the proposed action induce future growth and development, which will potentially adversely affect the floodplain/wetland?

Yes  No Does the proposed action involve dredging and/or filling of a floodplain/wetlands?

- Yes  No Will the proposed action result in the discharge of pollutants into the floodplain/wetlands?
- Yes  No Does the proposed action avoid long and short-term adverse impacts associated with the occupancy and modification of floodplains/wetlands?
- N/A Remarks:
- Yes  No Will the proposed action result in any indirect impacts that will affect the natural values and functions of floodplains/wetlands?
- Yes  No Will the proposed action forego an opportunity to restore the natural and beneficial values served by floodplains/wetlands?
- N/A Remarks:
- Yes  No Does the proposed action restore and/or preserve the natural and beneficial values served by floodplains/wetlands?
- N/A Remarks:
- Yes  No Will the proposed action result in an increase to the useful life of a structure or facility?

**REMARKS:**

The conversion of agriculture land into a site for MHUs will require clearance of vegetation and the addition of hard surfaces. This would temporarily eliminate 52 acres of agricultural land used for raising crops and would result in water run-off into the floodplain area, reducing the ability of the floodplain to store water and absorb run-off, thereby increasing the flood hazard potential to other nearby properties and the duration of that flooding.

These impacts would occur for up to 18 months, when the occupants return to their repaired/reconstructed homes and the MHUs are removed from the site.

Wetlands would not be impacted by the proposed project.

---

**STEP NO. 5 Minimize the potential adverse impacts and support to or within floodplains/wetlands to be identified under Step 4, restore and preserve the natural and beneficial values served by floodplains/wetlands; (44 CFR §9.11)**

- Yes  No Were flood hazard reduction techniques applied to the proposed action to minimize the flood impacts if site location is in the 100- or 500-Year floodplain/wetlands?
- N/A Remarks:

Yes  No

Were avoidance and minimization measures applied to the proposed action to minimize the short- and long-term impacts on the 100-Year floodplain/wetlands?

If no, identify measures required as a condition of the grant:

N/A Remarks:

Yes  No

Were measures implemented to restore and preserve the natural and beneficial values of the floodplain/wetlands.

If no, identify measures required as a condition of the grant:

N/A Remarks:

Yes  No

Is new construction or substantial improvement in a floodway, and new construction in a coastal high hazard area proposed?

**If YES:** Is the activity considered as functionally dependent use or a structure or facility which facilitates an open space use?

Yes  No

**REMARKS:** Only clean fill materials from a commercial source would be utilized in construction of the group site. All excavated materials would be relocated into a non-floodplain area either on site or at an approved location off site. Silt fencing will be used during construction to prevent materials from migrating off site.

Health, safety, and welfare of the occupants and floodplain is promoted by installing an above-ground self-contained sewage packing plant. The resulting grey water will be pumped into an existing drainage ditch where the water will flow into Bayou Lafourche. The facility will comply with state and federal regulations for the point source pollutants created by packaging plants into surface water, to also include existing streams. Drinking water for the MHUs will be supplied by the public water supply. Electricity will be sourced from nearby power poles and electric lines will be run in safety-approved conduits to each MHU.

All units will be constructed in accordance with U.S. Department of Housing and Urban Development (HUD) and FEMA standards, which enhance frame requirements, thermal protection, plumbing and fire safety. All units will have smoke detectors, weather radios and fire extinguishers.

Occupants of MHUs placed in the floodplain will be advised of flood threats to health and safety per DAP9453.3, Disaster Assistance Directorate Guidance Memorandum, dated 10/17/2008, and will be required to sign an acknowledgement that they have received and understand the risk involved. The responsible program, before unit occupancy, will provide applicants with a Health and Safety Advisory regarding the flood hazard, local emergency evacuation plans, etc. (See Condition #4 below).

---

## STEP NO. 6

**Reevaluate the proposed action to determine first, if it is still practicable in light of its exposure to flood hazards, the extent to which it will aggravate the hazards to others, and its potential to disrupt floodplain/wetlands values and second, if alternatives**

**preliminarily rejected at Step 3 are practicable in light of the information gained in Steps 4 and 5. (44 CFR §9.9)**

- Yes  No      The action is still practicable at a floodplain/wetland site in light of the exposure to flood risk and ensuing disruption of natural values;
- Yes  No      The floodplain/wetlands site is the only practicable alternative.
- Yes  No      There is no potential for limiting the action to increase the practicability of previously rejected non-floodplain/wetlands sites and alternative actions.
- Yes  No      Minimization of harm to or within the floodplain/wetlands can be achieved using all practicable means.
- Yes  No      The action in a floodplain/wetland clearly outweighs the requirement of E.O. 11988/11990.

**FEMA shall not act in a floodplain/wetland unless it is the only practicable location.**

---

**STEP NO. 7**

**Prepare and provide the public with a finding and public explanation of any final decision that the floodplain/wetland is the only practicable alternative; and (44 CFR §9.12)**

- Check if the Initial Public Notice serves as the Final Public Notice or a Cumulative Final Public Notice was published. No condition required.
  - Final public notice will be issued on Lafourche parish, GOHSEP, webpages and FEMA.gov.
- 

**STEP NO. 8**

**Review the implementation and post - implementation phases of the proposed action to ensure that the requirements stated in Section 9.11 are fully implemented. Oversight responsibility shall be integrated into existing processes. (44 CFR §9.11)**

- Yes  No      Was Grant conditioned on review of implementation and post-implementation phases to ensure compliance of EO 11988?

**Conditions**

1. **Coordination with the local floodplain administrator** must occur prior to placement. All coordination pertaining to these activities and applicant compliance with any conditions should be documented and copies forwarded to the state and FEMA for inclusion in the permanent project files.
2. **Compliance with State Regulations:** Placement of MHUs or other readily fabricated dwellings must be in accordance and in compliance with Louisiana regulations.

3. **Local Permitting and Codes:** Any FEMA units will be installed in compliance with applicable local codes, ordinances and permitting requirements. Any contracted logistics installation entities (installers) for TTHU placement will secure all pertinent Federal, state, and local permits and approvals before work.
4. **Health and Safety:** Before unit occupancy, the responsible program, will provide applicants with a Health and Safety Advisory regarding the flood hazard, local emergency evacuation plans, right-of-entry during an emergency, and possible unit haul off.

The responsible program will ensure the local emergency manager has information regarding location of TTHU occupants and potential special needs, to integrate into local emergency plans.

Monitoring Requirements: None.



**DEPARTMENT OF THE ARMY**  
**U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT**  
7400 LEAKE AVE  
NEW ORLEANS, LA 70118-3651

CEMVN-RG-J

19 January 2022

MEMORANDUM FOR Christopher Klein, SAD

SUBJECT: Hurricane Ida Temporary Housing Cafferty Valentine #3 site (MVN-2022-00118-SB)

1. Reference is made to your request for a determination of regulatory permitting requirements to place temporary housing called the Cafferty Valentine#3 site on property located in Section 20, Township 17 South, Range 20 East, Lafourche Parish, Louisiana (enclosed map).
2. We have reviewed your project, as proposed, and determined that a DA permit under Section 404 of the Clean Water Act or Section 10 of the Rivers and Harbors Act will not be required. Any changes or modifications will require a revised determination.
3. Please be advised that this determination only applies to DA permitting requirements and does not alleviate your responsibility to obtain proper authorization from other federal, state, or local agencies that may be required.
4. Please be advised that this property is in the Louisiana Coastal Zone and a Coastal Use Permit may be required prior to initiation of any activities on this site. For additional information, contact Ms. Christine Charrier, Office of Coastal Management, Louisiana Department of Natural Resources at (225) 342-7953.

**Brad**  
**Guarisco**

Digitally signed by  
Brad Guarisco  
Date: 2022.01.19  
19:42:43 -06'00'

BRAD GUARISCO  
Chief, Jurisdiction and Enforcement Branch  
Regulatory Division

Encl



**State of Louisiana**  
**DEPARTMENT OF NATURAL RESOURCES**  
**OFFICE OF COASTAL MANAGEMENT**

September 29, 2021

Jerame J Cramer  
EHP Advisor  
FEMA-State Joint Field Office Region 6  
[REDACTED]

RE: **C20210142**, Coastal Zone Consistency  
**FEMA – State Joint Field Office**  
Direct Federal Action – Negative Determination  
Temporary housing assistance through the Individuals and Households Program (IHP).  
**Jefferson, Lafourche, Livingston, Plaquemines, St. Charles, St. Helena, St. James,  
St. John the Baptist, Tangipahoa, and Terrebonne Parish**

Dear Jerame J Cramer:

This office has received the above referenced negative consistency determination, in accordance with Section 307(c) of the Federal Coastal Zone Management Act of 1972, as amended. After careful review we have determined that the project does not demonstrate any reasonably foreseeable effects on coastal uses or resources. Therefore we concur with your negative determination, as described by NOAA regulations on federal consistency at 15 CFR §930.35.

Please refer to the above Consistency number when corresponding on this matter. If you have any questions please call Mark Hogan of the Consistency Section at ([REDACTED]) or [REDACTED]

/S/ **Charles Reulet**  
Administrator  
Interagency Affairs/Field Services Division

CR/SK/MH



**FEMA PUBLIC NOTICE OF AVAILABILITY  
ENVIRONMENTAL ASSESSMENT  
FOR TRANSPORTABLE TEMPORARY HOUSING UNIT GROUP SITE  
KNOWN AS THE LF-5 VALENTINE #3 SUBSET GROUP HOUSING SITE  
LAFOURCHE, LOUISIANA**

Interested parties are hereby notified that the Federal Emergency Management Agency (FEMA) has prepared a Environmental Assessment (EA) for a proposed Transportable Temporary Housing Unit (TTHU) group site. This Public Notice was published on websites for the Governor's Office of Homeland Security and Emergency Preparedness (GOHSEP), Lafourche Parish, Lafourche Parish Public Library, and a town of Lockport bulletin. This group site may provide suitable temporary housing opportunities for individuals and families displaced under the major disaster declaration for Hurricane Ida (FEMA-DR-4611-DR-LA) (for the incident beginning August 26, 2021) signed by the President on August 29, 2021.

The proposed action includes developing approximately 52 acres out of a 72 acre lot for up to approximately 322 housing units to be in Lafourche Parish, Louisiana in the City of Lockport. Activities may include, where necessary, site clearing, grading, road construction, the placement of concrete pads, utilities (electricity, telephones, water, and sewer), and the transport and installation of manufactured homes to the site. In accordance with the National Environmental Policy Act of 1969 (NEPA), the Council on Environmental Quality (CEQ) regulations implementing NEPA (40 Code of Federal Regulations (CFR) Parts 1500–1508), FEMA's Instruction 108-1-1 for implementing NEPA, the National Historic Preservation Act, Executive Order 11988, Executive Order 11990, and 44 CFR Part 9, a EA was written to evaluate the potential impacts of the proposed action on the human and natural environment. FEMA has determined that constructing the LF-5 Valentine #3 Subset Group Site in a floodplain as identified on a Flood Insurance Rate Map (FIRM) would result in impacts to and from the floodplain. Per 44 CFR Part 9, FEMA concluded that there is no practicable alternative to constructing a group site in the floodplain in Lafourche Parish.

In order to meet the urgent need of Hurricane Ida survivors to find temporary housing, FEMA has conducted an expedited environmental review process to identify and address environmental issues. The EA summarizes the purpose and need, site selection process, affected environment, and potential environmental consequences associated with the proposed action.

The Draft EA is available for public review through FEMA's website: <https://www.fema.gov/emergency-managers/practitioners/environmental-historic/region/6>. Written comments on the Draft EA can be sent via email to [dr-4611-fema-ehp-ia@fema.dhs.gov](mailto:dr-4611-fema-ehp-ia@fema.dhs.gov). When responding by email, please reference the project name, "Temporary Housing – LF-5 Valentine #3 Subset Group Housing Site" in the subject field.

The original public comment period was limited to three (3) days from February 28, 2022 through March 1, 2022 at 5pm (Central Standard Time). FEMA is re-issuing the public notice due to extenuating circumstances. The public comment period will now expire March 13th at 5pm CST. All comments received prior to 5 pm March 13th will be considered in FEMA's findings. The comment period must remain limited due to the emergency nature of this action and need to provide temporary housing solutions for survivors of Hurricane Ida. If no substantive comments are received, the Draft EA and Finding of No Significant Impact (FONSI) will become final and no further public noticing will be conducted.

The EA is available for public review through FEMA's website: <https://www.fema.gov/emergency-managers/practitioners/environmental-historic/region/6>.

**All other questions regarding disaster assistance or the availability of emergency housing should be directed to FEMA's Helpline at 1-800-621-3362 or visit [www.DisasterAssistance.gov](http://www.DisasterAssistance.gov).**



# FEMA

March 10, 2022

DR-4611-LA MA-066

FEMA News Desk: (225) 389-2408

[FEMA-NewsDesk-Louisiana-Disasters@fema.dhs.gov](mailto:FEMA-NewsDesk-Louisiana-Disasters@fema.dhs.gov)

## Media Advisory

### Public Comment to Reopen: Draft Environmental Assessments for FEMA Group Housing Sites in Lafourche Parish

**BATON ROUGE, La.** – FEMA has extended the public comment periods until March 13 for two posted Public Notices regarding the availability of two Draft Environmental Assessments (EAs) prepared for the proposed group housing sites for survivors in need of housing as a result of Hurricane Ida.

FEMA has prepared Draft EAs for the proposed group sites known as Valentine #3 Subset Group Housing Site (LF-5) and the McCloud Plantation Housing Group Site (LF-4). Activities may include, where necessary, site clearing, grading, road construction, the placement of concrete pads, utilities (electricity, water and sewer), and the transport and installation of transportable temporary housing units to the site.

FEMA is required to provide Public Notices for the Valentine #3 Subset Group Housing Site and McCloud Plantation Site Draft EAs. These notices provide instructions regarding how to access the Draft EAs and how to provide comments. The Public Notices for the Draft EAs can be viewed here: [Region 6 - Environmental Documents and Public Notices | FEMA.gov](#).

The public comment period will **reopen** at 8 a.m. on March 11 and will be open until 5 p.m. on March 13. If no substantive comments are received, the Draft EAs and Findings of No Significant Impact will become final and no further public noticing will be conducted.

For the latest information visit [fema.gov/disaster/4611](https://fema.gov/disaster/4611). Follow the FEMA Region 6 Twitter account at [twitter.com/FEMARegion6](https://twitter.com/FEMARegion6) or on Facebook at [facebook.com/FEMARegion6/](https://facebook.com/FEMARegion6/).

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*FEMA's mission is helping people before, during, and after disasters.*

*Disaster recovery assistance is available without regard to race, color, religion, nationality, sex, age, disability, English proficiency or economic status. If you or someone you know has been discriminated against, call FEMA toll-free at 833-285-7448. If you use a relay service, such as video relay service (VRS), captioned telephone service or others, give FEMA the number for that service. Multilingual operators are available (press 2 for Spanish).*