



REGION 3

PHILADELPHIA, PA 19103

ENVIRONMENTAL ASSESSMENT

Town of South Boston, Virginia For Storm Sewer Improvements

August 26, 2025

Introduction

The U.S. Environmental Protection Agency (EPA) prepared the following Environmental Assessment (EA) for the Town of South Boston for their Storm Sewer Improvements project in Halifax County, Virginia. This project will use federal grant funds from the Fiscal Year 2023 Congressional Appropriations Act (PL 117-328). This grant will be managed by the EPA Region 3 Community Grants Program in coordination with the Town of South Boston.

This EA has been prepared in compliance with Section 102 of the National Environmental Policy Act of 1969 (NEPA) and the EPA's NEPA procedures for implementing NEPA under 40 C.F.R. Part 6. This EA discloses the direct, indirect, and cumulative environmental impacts that may result from the Proposed Action and the alternatives considered. The EA is organized into the following seven sections that document the EPA's findings:

- 1) **General Information.** This section includes the name of the Proposed Action, grant number, and point of contact information for the grant applicant and responsible the EPA official.
- 2) **Proposed Action Description.** This section describes the Proposed Action, implementation timeline, and current environmental conditions within the project area.
- 3) **Alternatives Considered.** This section describes the alternatives to the Proposed Action, the potential environmental impacts of each, and why each alternative was not identified by the EPA as the Proposed Action.
- 4) **Cumulative Impacts.** This section describes the Proposed Action's potential to contribute to adverse cumulative impacts in combination with other past, present, and reasonably foreseeable actions citing to the applicable environmental laws.
- 5) **Required Mitigation.** This section presents the mitigation measures that are essential to render the impacts of the Proposed Action not significant and/or to avoid non-compliance with applicable environmental laws or executive orders.
- 6) **Individuals and Agencies Consulted.** This section presents a list of the individuals and agencies consulted during the development of the EA.
- 7) **List of Supporting Documents.** This section provides a list and brief description of the supporting documents attached to the EA.

This EA analyzes the adverse and beneficial environmental impacts of water infrastructure projects in compliance with NEPA and the required environmental crosscutters and other federal, state, and local environmental reviews, including the Environmental Review Report, Project Narrative and the Town of South Boston’s published Finding of No Significant Impact. This EA presents general information on existing conditions and discusses potential impacts and mitigation measures that may generally occur during construction and operation of broad project types.

All supporting documents, including this EA, are available for review through the EPA’s NEPA Compliance Document website at <https://cdxapps.epa.gov/cdx-enepa-ii/public/action/nepa/search/search#results>.

I. General Information		
Proposed Action Name	Program / Funding Authority	Grant Number (if known)
Storm Sewer Improvements	EPA Community Grants	953A0166-0
Grant Applicant Organization		
Town of South Boston		
Grant Applicant Contact Information		
Name/Title	Email	Phone Number
Sangi Cooper (Senior Community Planner) & Dennis Barker (Assistant Town Manager / IT Manager)	scooper@southsidepdc.org dbarker@southbostonva.us	434.447.7101 ext. 203 434.575.4200
EPA Responsible Official		
Name/Title	Email	Phone Number
Amie Howell / Chief, State Assistance & Partnerships Branch / EPA Region 3	Howell.Amie@epa.gov	215-814-5722
Prepared By		
Name/Title	Email	Phone Number
Kenneth Landy / EPA Project Officer	Landy.kenneth@epa.gov	215-814-5475

II. Proposed Action Description
<p>Proposed Action Location and Site Description</p> <p><i>Provide the address or general location of the Proposed Action (include state, county, and locality) and a brief description of the site characteristics. Examples of site characteristics include land use and zoning, population served by the existing water system, current infrastructure, and formally classified lands within the Proposed Action area.</i></p>
<p>The EPA is proposing to award a grant to assist the Town of South Boston with their Storm Sewer Improvements project. The proposed infrastructure improvements will modernize and upgrade the town’s expansive storm sewer collection system, pipes, and structures.</p>

Check all land uses that occur within or adjacent to the Proposed Action area:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Military | <input type="checkbox"/> Private | <input type="checkbox"/> Other (specify):
_____ |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Mixed Use | <input checked="" type="checkbox"/> Residential | |
| <input type="checkbox"/> Forest | <input type="checkbox"/> Open Space | <input type="checkbox"/> Water | |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Park/Recreation | | |

Description of Proposed Action

The proposed project will include the installation of additional storm sewer inlets and replacement of the undersized inlets on North Main Street between Moore Street and Wilkerson Street; replacement of a collapsed inlet and remediation of the associated sinkhole along Halifax Road between Parcels 7180 and 22611; installation of additional piping and inlets at the intersection of Jefferson Avenue and College Street; and stormwater improvements for the redevelopment of Westside Mobile Home Park located at 1050 Bane Street #58. The redevelopment will transform the area into a new cul-de-sac style subdivision featuring 40 residential lots, catering to low- and moderate-income renters and first-time homebuyers.

The proposed storm sewer improvements for the redevelopment of the Westside Mobile Home Park will include the construction of an asphalt cul-de-sac with concrete curbs, gutters and sidewalks, a storm sewer system, a Level 1 wet pond, and the mass grading of 40 residential parcels. The project has been subdivided into three separate areas to replicate the predevelopment drainage characteristics and flow dynamics.

- Point of Access (POA) 1 – Pond: The area will drain from the northeast to the southwest via sheetflow, channel flow, and pipe flow to a Level 1 wet pond. The pond will discharge to a level spreader designed to evenly distribute the flow.
- POA 1 – Bypass: Similar to the Pond area, this area will drain from the northeast to the southwest via sheetflow, shallow concentrated flow, channel flow, and pipe flow.
- POA 1 – Combined: This will combine the Pond and Bypass areas to ensure the sheetflow discharge from the level spreader will not adversely impact any downgradient properties.
- POA 2: The area will drain from the northeast to the southwest via sheetflow, channel flow, and pipe flow, discharging to a level spreader.
- POA 3: The area will drain from the northeast to the southwest via sheetflow, shallow concentrated flow, channel flow, and pipe flow, discharging to a level spreader.

The redevelopment will also include three points of discharge associated with the redevelopment, each directing flow northwest into a delineated wetland. The use of level spreaders will ensure that flow returns to sheet flow before entering the wetland. All work is fully permitted under Virginia Pollutant Discharge Elimination System, General Permit number VAR10U495.

Purpose of and Need for Proposed Action

The Town of South Boston has been adversely impacted by the downturn in the economy since the early 2000’s when the local textile and furniture industries closed throughout Southside Virginia. The town has struggled to maintain municipal services at a sustainable level. Stormwater improvements to the town’s sewer system will enhance the treatment and reduction of nonpoint source pollutants entering the Dan River watershed surrounding the town. This will contribute to improved water quality flowing into the nearby Kerr Reservoir.

The Westside Mobile Home Park, spanning 42-acres, is a blighted area within the town. In May 2022, the town used American Rescue Plan Act funding to acquire and redevelop the mobile home park. Originally home to 199 tenants, the park's population had dwindled over the years, leaving only 26 active tenants at the time of acquisition. This redevelopment project aims to revitalize the area and improve living conditions for future residents.

Anticipated Construction Cost, Start Date and Duration of Proposed Action

The estimated total cost of the Storm Sewer Improvements project is \$5,088,870, which includes engineering (planning, design, survey, construction, administration and inspection), construction, contingency, and Planning District Commission costs. All sources of funding are indicated as follows:

EPA Community Grant Amount:	\$2,000,000
Community Grant Match (waived):	\$0
Other Funds:	
Community Development Block Grant:	\$1,174,538
American Rescue Plan Act:	\$1,914,332

The construction started in April 2025 and will continue through July 2026.

Affected Environment in the Proposed Action Area

Provide a brief description of the current environmental conditions within the Proposed Action area. Topics discussed may include, but are not limited to, the following: topography, geology, and soils; water resources (surface waters, groundwater, wetlands, floodplains); natural resources (vegetation, wildlife, habitats); cultural resources (historic properties, archeological/tribal resources); air quality; transportation; energy and utilities; solid/hazardous wastes.

The project area is primarily residential and commercial. The project will not cause adverse effects regarding the following: historic or culturally significant properties and landmarks, floodplains, wild and scenic rivers, wetlands, endangered species, farmlands, or have any adverse effects on air quality and noise disturbances.

III Alternatives Considered

Briefly describe alternatives to the Proposed Action considered including other sites, design modifications, or no action. Summarize the beneficial and adverse impacts on the human environment (considering direct, indirect, and cumulative impacts) for each and the reason the alternative was not identified by EPA as the Proposed Action.

Alternative 1: No Action

The no-action alternative consists of not awarding the Community Grant to the town for the Storm Sewer Improvements. If no action is taken, the town will see increased nonpoint source pollution entering the Dan River Watershed. This will affect the water quality in the Kerr Reservoir and Lake Gaston, which provides drinking water to the City of Virginia Beach. The local economy may suffer as recreational facilities of Buggs Island Lake (Kerr Reservoir) decline. Industries including tourism, recreation, agriculture, and fisheries, which boost economic growth and create jobs will decline. Property values will decrease, while healthcare costs increase, consequently affecting the residents of the town. Due to the negative impacts of the no-action alternative, the EPA has found the no-action alternative to be untenable.

Alternative 2: Proposed Action

In contrast to the previous no-action alternative, the proposed project will address the issues that would remain and likely become exacerbated in the no-action alternative. The construction and installation of additional inlets and replacement of undersized or faulty inlets as well as the redevelopment of the Westside Mobile Home Park will lead to a healthier and more economically viable community in the town.

IV. Cumulative Impacts

Cumulative impacts on an environmental resource area result from the impacts of the Proposed Action when considered in combination with the impacts caused by other past, present, and reasonably foreseeable actions affecting the same resource area. Provide a brief description of the Proposed Action's potential to contribute to adverse cumulative impacts on the human environment. Use the environmental resource areas to identify the resource area of concern. If there is no potential for adverse cumulative impacts, provide a brief justification below (e.g., absence of other past, present, or reasonably foreseeable actions).

The environmental impacts of the alternatives and their predictable consequences have been reviewed for a broad range of potential areas of concern. Note that several resources were not evaluated in this EA because additional investigation is not necessary to determine that implementation of the alternatives are unlikely to have any impacts.

- **Land Use**

Land use is commercial and residential, and no portion of the project will change the land use type. This project is not located within qualifying farmland and is located within previously developed land in an urban area; therefore, the requirements of the Farmland Protection Policy Act (7 U.S.C. §§ 4201-4209) do not apply. Also, the project is not located in or near any wilderness areas; therefore, the requirements of 16 U.S.C. § 1131 do not apply.
- **Air Quality**

The proposed project will result in temporary construction related impacts, generating noise, dust, and construction related traffic impacts. Best management practices (BMPs) will be implemented to reduce these impacts to the community. The impacts during construction will be minimized and will be restored back to their pre-existing conditions. The project is not located in a nonattainment or maintenance area for any relevant air pollutants; therefore, the project is not subject to a conformity determination. Potential emissions may occur during project construction, though this will be temporary in nature and potential impacts will be minimized through BMPs.
- **Noise and Vibration**

Noise and vibration impact due to the construction of the proposed improvements are expected to be temporary in nature and typical for this type of project. Noise calculations do not indicate noise levels above 65dB indicating there are no significant impact from noise and vibration expected.
- **Geological and Soil Resources**

There will be ground disturbance typical of this type of construction work, but there are no long-term geological and soil resource impacts expected. Soil erosion and sediment control BMPs are proposed to mitigate the results of erosion due to construction activities and no significant permanent impact is expected.
- **Water Resources**

The project will not control or modify surface waters; therefore, the requirements of the Fish and Wildlife Coordination Act (16 U.S.C. § 661) do not apply. The project is not located near a water body and no portions are located in a 100-year floodplain. The minor increase in surface area or new above-ground structures would not significantly impact, impede, or redirect flood flows. Additional ground disturbing or excavation activities will be minimal, and the areas will be returned to pre-construction conditions. Based on these considerations, the proposed project is not anticipated to result in a negative impact to the natural and beneficial floodplain values; therefore, the project is anticipated to conform to Executive Order No. 11988 (1977), as amended by Executive Order No. 12148 (1979).

There are jurisdictional wetlands running adjacent to the Westside Mobile Home Park development site within the proposed project area. The recipient's consultant, B&B Consultants Inc., received a Nationwide Permit 18 from the U.S. Army Corps of Engineers that authorizes minor discharges of dredge or fill material into waters of the U.S. and is based on authorities from both Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act. This permit includes 0.02 acres of impacts for the construction of the outfalls presented above and is effective February 25, 2022 through March 14, 2026.

No sole source aquifers exist at or near the project location nor is it located within the coastal zone/barriers; therefore, the requirements of the 42 U.S.C. §§ 300F-300J-26, 16 U.S.C. §§ 1451-1466 and 3501-3510 do not apply. There are no Wild and Scenic Rivers within the project area; therefore, the requirements of 16 U.S.C. §§ 1271-1287 do not apply. This project also is not located within an essential fish habitat; therefore, the requirements of 16 U.S.C. §§ 1801-1891 do not apply.

- ***Biological Resources***

An endangered species list was verified using the U.S. Fish and Wildlife Service's Information for Planning and Consultation system on July 15, 2025. The project is not expected to significantly affect federally listed threatened or endangered species, however the following species are present: the Northern Long-eared Bat (endangered), Tricolored Bat (Proposed Endangered), Green Floater Clam (Proposed Threatened), Monarch Butterfly (Candidate), Bald Eagle (Non-Bird of Conservation Concern [BCC]), Black-billed Cuckoo (BCC Rangewide), Cerulean Warbler (BCC Rangewide), Chimney Swift (BCC Rangewide), Chuck-will's widow (BCC Bird Conservation Regions [BCR]), Eastern Whip-poor-will (BCC Rangewide), Grasshopper Sparrow (BCC- [BCR]), Kentucky Warbler (BCC Rangewide), Prairie Warbler (BCC Rangewide), Prothonotary Warbler (BCC Rangewide), Red-headed Woodpecker (BCC Rangewide), Rusty Blackbird (BCC-BCR) and the Wood Thrush (BCC Rangewide). There is no critical habitat located within the project area.

The proposed activity does not involve capture, transport, exhibition, collection, control or disturbance of eagles or eagle parts, nests, or eggs. Additionally, no construction is expected to occur in close proximity to eagle nests; therefore, the requirements of 16 U.S.C. §§ 668-668C do not apply. This project does not involve the taking, killing, possession, transportation, or importation of migratory birds, their eggs, parts, or nests. Beneficial practices to avoid and minimize the incidental take of migratory birds, including BMPs and conservation measures will be implemented when necessary; therefore, this project would not be in conflict with 16 U.S.C. §§ 703-712. Additionally, the project will not affect marine mammals; therefore, the requirements of the Marine Mammal Protection Act (16 U.S.C. §§ 1361-1407) do not apply.

- **Cultural Resources and Historic Properties**

All tribes within EPA Region 3 were notified of the project on April 2, 2025, by the Commonwealth of Virginia, Department of Historic Resources and were given an opportunity for a National Historic Preservation Act, Section 106 consultation (36 C.F.R. § 800). The consultation was completed on May 20, 2024. There was a no adverse effect determination, however, the following condition was included: the cemetery located close to the site must be marked with a bright orange construction fence so it is avoided.

The proposed activity is not located on federal or Indian lands; therefore, the requirements of the Archaeological Resources Protection Act (16 U.S.C. §§ 470AA-MM) do not apply. The project is also not located on Indian or Native Hawaiian lands where Native American human remains, funerary objects, sacred objects, and cultural items may be present; therefore, the requirements of 25 U.S.C. § 3001 do not apply.

- **Transportation and Traffic**

Temporary impacts to traffic consistent with developments of this type are anticipated, however, no long-term transportation and traffic impacts are anticipated as a result of the proposed improvements.

V. Required Mitigation Measures

Describe any mitigation measures that are essential to render the impacts of the Proposed Action not significant and/or to avoid non-compliance with applicable environmental laws or executive orders. Use the environmental resource areas listed previously to identify the resource area of concern. If no mitigation measures are required, type "N/A".

Environmental Resource Area	Mitigation
Land Use	N/A
Air Quality	N/A
Noise and Vibration	N/A
Geological and Soil Resources	N/A
Water Resources	N/A
Biological Resources	N/A

Cultural Resources and Historic Properties	N/A
Transportation and Traffic	N/A

VI. Agencies and Persons Consulted

Provide a list of individuals, tribes, Federal, State, and local agencies consulted during the development of this EA. Provide the name, title, and agency of the individuals consulted.

James S. Epps, P.E. President / Managing Partner, B&B Consultants, Inc.

Melissa Mertz, Senior NEPA Specialist, EPA Region 3

Sangi Cooper, Senior Community Planner, Southside Planning District Commission

VII. List of Supporting Documents

Provide a list and brief description of the supporting documents attached to this EA.

1. Dana Heston, Department of the Army, U.S Army Corps of Engineers Letter. June 5, 2024. Western Virginia Regulatory Section NAO-2022-2182/VMRC#24-V1057 (Poplar Creek).
2. James S. Epps, P.E., President of B&B Consultants, Inc. May 24, 2024. Environmental Review Record, Westside Mobile Home Park Redevelopment Project.
3. Rebeccah Rochet, P.E., Deputy Director Division of Water Permitting Letter. October 30, 2024. Virginia Department of Environmental Quality. Coverage under the VPDES Construction General Permit (VAR10).
4. Sangi Cooper, Senior Community Planner, Southside Planning District Commission. May 29, 2025. Town of South Boston Project Narrative.