



FEMA

U.S. Department of Homeland Security
Louisiana Recovery Office
1 Seine Court, 4th Floor
New Orleans, Louisiana 70114

**FINDING OF NO SIGNIFICANT IMPACT
FOR THE
CONSOLIDATION AND RELOCATION OF XAVIER UNIVERSITY
MAINTENANCE BUILDING #11 AND JANI KING BUILDING
XAVIER UNIVERSITY, NEW ORLEANS, LOUISIANA
FEMA-1603-DR-LA**

BACKGROUND

Prior to Hurricane Katrina, Xavier utilized two (2) buildings, the Jani King building and the Physical Plant Building #11(Physical Plant), to house maintenance and cleaning staff, equipment, and storage. Currently, these functions and staff are being lodged in temporary facilities. Each building was deemed eligible for replacement by FEMA Public Assistance (PA) Program. The original Physical Plant building was located at 5016 Howard Ave (29.964806, -90.105103). The building was constructed in 1933 as a one (1) story, 3,480 square foot (sf) structure and was used as the Physical Plant office building and locker room. The original Jani King building was located at Latitude 29.964103 and Longitude -90.105680. The building was constructed circa 1940 as a single story, 2,100 sf structure and served as a janitorial supply/service facility prior to Hurricane Katrina. The applicant has elected to consolidate the Jani King building and the Physical Plant into one (1) structure located at 1111 S. Clark St, New Orleans, LA (29.960649, -90.104799). The new structure would be a 5, 200 sf, one (1) story building to be used as office and storage space.

In accordance with 44 CFR Part 10, FEMA's regulations to implement the National Environmental Policy Act (NEPA), an Environmental Assessment (EA) was prepared. The purpose of the EA was to analyze the potential environmental impacts associated with proposed project and to determine whether to prepare an Environmental Impact Statement (EIS) or Finding of No Significant Impact (FONSI). The need for the proposed project is to restore permanent facilities in which to operate maintenance and cleaning staff, equipment, and storage in. The alternatives considered include 1) No Action; 2) Alternative One (1): Reconstruct the Physical Plant and The Jani King in the original locations; 3) Alternative Two (2) (Preferred): Relocate the Physical Plant and the Jani King office to a parcel of land on the Xavier Campus; and 4) Alternative Three (3): Relocate the Physical Plant and the Jani King office to the former Crescent Plywood Building.

Xavier University seeks FEMA PA federal grant funds to consolidate the Jani King building and the Physical Plant into one (1) structure located at 1111 S. Clark St, New Orleans, LA (29.960649, -90.104799). After analyzing the alternatives, the Alternative to renovate the Crescent Plywood Building was dismissed from further consideration. The

building would need to be substantially repaired and renovated which would result in the applicant being required to elevate the building to floodplain standards. In addition, the building is much larger than what is needed for the project and most of it would be left empty.

The project would consolidate the Jani King building and the Physical Plant into one (1) structure on a parcel of land located at 1111 S. Clark St, New Orleans, LA (29.960649, -90.104799), which is owned by the applicant. The new structure would be a 5,200 sf, one (1) story building to be used as office and storage space. Site improvements would include utilities, drainage, parking, a driveway, access ramps, stairs to the building, and sidewalks. The building would be built to meet codes and standards

FINDINGS

FEMA has evaluated the proposed project for significant adverse impacts to geology, soils, water resources (surface water, groundwater, and wetlands), floodplains, coastal resources, air quality, biological resources (vegetation, fish and wildlife, Federally-listed threatened or endangered species and critical habitats), cultural resources, socioeconomics (including minority and low income populations), safety, noise, and hazardous materials. The results of these evaluations as well as consultations and input from other federal and state agencies are presented in the EA.

CONDITIONS

The following conditions must be met as part of the implementation of the project. Failure to comply with these conditions may jeopardize federal funding:

- In accordance with applicable local, state, and federal regulations, the applicant is responsible for acquiring any necessary permits and/or clearances prior to the commencement of any construction related activities.
- The applicant is required to coordinate with the local floodplain administrator regarding floodplain permit(s) prior to the start of any activities. 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. As per 44 CFR 9.11 (d) (9), mitigation or minimization standards must be applied, where possible. The replacement of building contents, materials and equipment should be, where possible, wet or dry-proofed, elevated, or relocated to or above the Preliminary DFIRM BFE or local floodplain ordinances; whichever is more stringent. If the construction is built on an open works foundation, rather than fill, and the parking lot maintains existing grade and uses porous pavement techniques there will be no discernible adverse impacts. Using fill to elevate structure may also be an acceptable option, but would likely have more impacts than an open frame foundation building.

- Any changes or modifications to the proposed project will require a revised determination. Off-site locations of activities such as borrow, disposals, haul- and detour roads, and work mobilization site developments may be subject to USACE regulatory requirements.
- Construction contractor would be required to obtain applicable LPDES permit, and implement a stormwater pollution prevention plan.
- If the project results in a discharge to waters of the state, submittal of a LPDES application may be necessary.
- If the project results in a discharge of wastewater to an existing wastewater treatment system, that wastewater treatment system may need to modify its LPDES permit before accepting the additional wastewater
- All precautions should be observed to control nonpoint source pollution from construction activities. LDEQ has stormwater general permits for construction areas equal to or greater than one acre. It is recommended that you contact the LDEQ Water Permits Division at (225) 219-9371 to determine if your proposed project requires a permit.
- If the project will include a sanitary wastewater treatment facility, a Sewage Sludge and Biosolids Use or Disposal Permit application or Notice of Intent must be submitted no later than January 1, 2014. Additional information may be obtained on the LDEQ website at <http://www.deq.louisiana.gov/portal/tabid/2296/Default.aspx> or by contacting the LDEQ Water Permits Division at (225) 219- 9371.
- Water softeners generate wastewaters that may require special limitations depending on local water quality considerations. Therefore if your water system improvements include water softeners, you are advised to contact the LDEQ Water Permits to determine if special water quality-based limitations will be necessary.
- Any renovation or remodeling must comply with LAC 33:III.Chapter 28, Lead-Based Paint Activities; LAC 33:III.Chapter 27, Asbestos-Containing Materials in Schools and State Buildings (includes all training and accreditation); and LAC 33:III.5151, Emission Standard for Asbestos for any renovations or demolitions.
- Vehicle operation times would be kept to a minimum. Area soils would be covered and/or wetted during construction to minimize dust.

- The applicant is responsible for coordinating with and obtaining any required permit(s) from the LDNR Coastal Management Division prior to initiating work. The applicant shall comply with all conditions of the required permit. 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.
- If human bone or unmarked grave(s) are present with the project area, compliance with the Louisiana Unmarked Human Burial Sites Preservation Act (R.S. 8:671 et seq.) is required. The applicant shall notify the law enforcement agency of the jurisdiction where the remains are located within twenty-four (24) hours of the discovery. The applicant shall also notify FEMA and the Louisiana Division of Archaeology at 225-342-8170 within seventy-two (72) hours of the discovery.
- If during the course of work, archaeological artifacts (prehistoric or historic) are discovered, the applicant shall stop work in the vicinity of the discovery and take all reasonable measures to avoid or minimize harm to the finds. The applicant shall inform their PA contacts at FEMA, who will in turn contact FEMA Historic Preservation staff. The applicant will not proceed with work until FEMA Historic Preservation completes consultation with the SHPO.
- Any fill or borrow material used must be sourced from areas that do not contain any buried cultural materials (e.g. brick foundations, prehistoric Indian artifacts, human burials, and the like).
- If a bald eagle or its nest is spotted within 1,500 feet of the project site during the months of October through mid-May, the applicant must cease construction activities and contact LDWF and USFWS immediately. All correspondence must be documented and remain in the project permanent files.
- If any solid or hazardous wastes, or soils and/or groundwater contaminated with hazardous constituents are encountered during the project, notification to LDEQ's SPOC at (225) 219-3640 is required. Additionally, precautions should be taken to protect workers from these hazardous constituents.
- City of New Orleans Noise Ordinance limits noise levels by receiving land use. In residential, public, commercial, and industrial areas to varying decibel levels during the "daytime" hours of 7 AM to 10 PM. Construction activities should be limited to this schedule on weekdays
- Mitigation and abatement measures will be required to reduce the noise levels to a range that would be considered acceptable. Mitigation measures may included: double-paned windows, sound barriers, the use of noise dampening building materials, and insulation of outer walls.

- The contractor would place fencing around the work area perimeters to protect nearby residents from vehicular traffic. To minimize worker and public health and safety risks from project construction and closure, all construction and closure work would be done using qualified personnel trained in the proper use of construction equipment, including all appropriate safety precautions. Additionally, all activities would be conducted in a safe manner in accordance with the standards specified in Occupational Safety and Health Administration (OHSA) regulations and the USACE safety manual.
- If hazardous materials are unexpectedly encountered in the project area during the proposed construction operations, appropriate measures for the proper assessment, remediation, management and disposal of the contamination would be initiated in accordance with applicable federal, state, and local regulations. The contractor would be required to take appropriate measures to prevent, minimize, and control the spill of hazardous materials in the construction area.

CONCLUSIONS

Based upon the incorporated EA, and in accordance with Presidential Executive Orders 12898 (Environmental Justice), 11988 (Floodplain Management), and 11990 (Wetland Protection), FEMA has determined that the preferred action implemented with the conditions and mitigation measures outlined above and in the EA will not have any significant adverse effects on the quality of the natural and human environment. As a result of this FONSI, an EIS will not be prepared (44 CFR Part 10.8) and the preferred action alternative as described in the EA may proceed.

APPROVALS

Kevin Jaynes, Regional Environmental Officer Region 6 FEMA-1603/1607-DR-LA	Date
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Thomas M. Womack, Director Louisiana Recovery Office FEMA, DR-1603/1607- LA	Date
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