



**FEMA**

**U.S. Department of Homeland Security**  
Louisiana Recovery Office  
1500 Main Street  
Baton Rouge, Louisiana 70802

**DRAFT FINDING OF NO SIGNIFICANT IMPACT  
FOR  
STATE OF LOUISIANA, OFFICE OF FACILITY PLANNING AND CONTROL  
NORTHSHORE TECHNICAL COMMUNITY COLLEGE  
ST. TAMMANY PARISH, LOUISIANA**

**BACKGROUND**

On August 29, 2005, high winds, heavy rain, and resultant flooding from Hurricane Katrina caused extensive damage to various buildings on the campus of Louisiana Technical College (now known as Northshore Technical Community College), located at 1000 Canulette Road, Slidell, St. Tammany Parish, LA 70458. The campus facility is owned by the State of Louisiana, Office of Facility Planning and Control (FP&C) and is not presently in use, having been made safe and secure after the hurricane.

FP&C's tenant, Northshore Technical Community College (NTCC), has determined that their needs would best be served by moving this facility to a new location. With FP&C's concurrence, NTCC proposes to relocate to a currently undeveloped tract which is now under consideration for a U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG). The 12.6-acre NTCC site is contained within a larger 41-acre parcel (the subject of the CDBG) owned by St. Tammany Parish. In addition to the NTCC building, the parish proposes to use the parcel to construct a high school and other educational buildings. This site is to be known as the St. Tammany Advanced Campus (STAC).

The new NTCC campus, the action currently under FEMA review, would consist of a 22,800 square-foot, single story building housing the functions that were distributed among the various buildings of the former Slidell location. There also would be parking as required by St. Tammany Parish Code. No change in function is proposed. The new facility would be sited at 65726 Highway 434, Lacombe, LA 70445. An additional 185-acre tract located across Highway 434 from the project area would be acquired by St. Tammany Parish to accommodate stormwater detention.

In accordance with the environmental review guidelines of the Council of Environmental Quality found at 40 Code of Federal Regulations (CFR) Part 1500, as well as the implementing environmental review procedures of the U.S. Environmental Protection Agency (USEPA) found at 40 CFR Part 6 and entitled "Procedures for Implementing the Requirements of the Council on Environmental Quality on the National Environmental Policy Act" as guidance, HUD evaluated an Environmental Assessment (EA) submitted by St. Tammany Parish. The purpose of the EA was to analyze the potential environmental impacts associated with development of educational facilities on the 41-acre parcel and to determine

whether to prepare an Environmental Impact Statement (EIS) or a Finding of No Significant Impact (FONSI). The proposed action is to relocate the NTCC campus to a new site which better provides post-secondary educational opportunities for Northshore residents. In this context, Northshore denotes the area along the northern shoreline of Lake Pontchartrain. The alternatives considered by HUD were 1) No Action, 2) the Highway 434 Site (Proposed Action), and 3) Various Other Sites Parishwide.

#### COORDINATION, PUBLIC REVIEW, AND COMMENT

During preparation of the EA, St. Tammany Parish coordinated with federal and state agencies such as the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers, Louisiana Department of Environmental Quality (LDEQ), Louisiana Department of Wildlife and Fisheries, and the State Historic Preservation Office. In addition, St. Tammany Parish published a “Combined Notice of Finding of No Significant Impact and Intent to Release Funds” in the *St. Tammany Farmer* on August 7, 2014.

By letter dated March 26, 2014, USFWS noted the possible presence of suitable habitat for the gopher tortoise and the red-cockaded woodpecker, two federally-listed endangered species. St. Tammany Parish arranged for a survey to be performed for these species, which resulted in a “No Effect” determination. USFWS concurred by letter dated May 7, 2014. In addition, by e-mail message dated May 30, 2014, the Choctaw Nation of Oklahoma (CNO) requested a cultural resource survey be performed on the STAC project site. A survey was performed and submitted to CNO on July 30, 2014. CNO concurred with the finding of “No Historic Properties Affected” by e-mail message dated July 31, 2014. No other objections to the project are known to have been received.

#### FEMA’S INVOLVEMENT

The applicant, the State of Louisiana, Office of Facility Planning and Control, has requested Public Assistance funding under Section 406 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, PL-93-288, as amended, and implementing regulations at 44 CFR Part 206 for this project. FEMA has conducted a review of the HUD’s Environmental Assessment and has adopted it pursuant to the Council on Environmental Quality’s Implementing Procedures for NEPA at 40 CFR Part 1506.3.

#### FINDINGS

FEMA has made the following determinations from the information contained in the St. Tammany Parish EA:

The proposed project will not result in any significant adverse impact to existing land use, water resources (surface water, groundwater, waters of the U.S., wetlands, and floodplains), coastal resources, biological resources (vegetation, fish and wildlife, state and federally-listed threatened or endangered species and critical habitats), cultural resources, air quality, noise, traffic, safety, or hazardous materials, nor result in disproportionately high or adverse effects to minority or low-income populations. The proposed action is also in compliance with all

relevant federal, state, and local laws, including Executive Orders (EO) 11988 (Floodplain Management), EO 11990 (Protection of Wetlands), and EO 12898 (Environmental Justice).

## CONDITIONS

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

- This FONSI applies only to the FEMA-funded activity within the portion of the project area that has been specifically described and evaluated in the St. Tammany Parish EA. If there is a change in the scope of work, or if any other areas outside the project area described in the Parish's EA will be impacted, the project must be re-evaluated for compliance with NEPA and other applicable federal, state, and local environmental and historic preservation laws, regulations, and Executive Orders.
- If human bone or unmarked grave(s) are present within 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 Public Assistance (PA) contacts at FEMA, who will in turn contact FEMA Historic Preservation (HP) staff. The applicant will not proceed with work until FEMA HP completes consultation with the SHPO, and others as appropriate.
- Unusable equipment, debris and material shall be disposed of in an approved manner and location. The applicant shall handle, manage, and dispose of petroleum products, hazardous materials, and/or toxic waste in accordance with governing local, state, and federal agency requirements. All coordination pertaining to these activities should be documented and copies forwarded to the state and FEMA as part of the permanent project files.
- The applicant is responsible for acquiring any necessary permits prior to commencing construction at the proposed project site in accordance with applicable local, state, and federal regulations. In particular, all documentation related to the permit from the U.S. Army Corps of Engineers under §404 of the Clean Water Act and pertaining to this project scope of work must be submitted to the LA Governor's Office of Homeland Security and Emergency Preparedness (GOHSEP) and FEMA for inclusion in the administrative record and permanent project file.

- A Louisiana Pollution Discharge Elimination System (LPDES) permit may be required in accordance with the Clean Water Act and the Louisiana Clean Water Code. If required to do so by LDEQ, the applicant shall require its contractor to prepare, certify, and implement a “Construction Storm Water Pollution Prevention Plan” approved by LDEQ to prevent sediment and construction material transport from the project site. The applicant shall comply with all conditions of the required permit. All coordination pertaining to these activities should be documented and copies forwarded to the state and FEMA as part of the permanent project files.
- Construction traffic shall be closely monitored and controlled as appropriate. All construction activities shall be conducted in a safe manner in accordance with Occupational Safety and Health Act (OSHA) requirements.
- These conditions, contained in LDEQ’s e-mail response to St. Tammany Parish’s solicitation of views, shall be adhered to as a condition of this FONSI:
  - Please take any necessary steps to obtain and/or update any necessary approvals and environmental permits regarding this proposed project.
  - If your project results in a discharge to waters of the state, submittal of a Louisiana Pollutant Discharge Elimination System (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 your 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/labid/2296/Default.aspx> or by contacting the LDEQ Water Permits Division at (225) 219-9371.
  - If any of the proposed work is located in wetlands or other areas subject to the jurisdiction of the U.S. Army Corps of Engineers, you should contact the Corps directly regarding permitting issues. If a Corps permit is required, part of the application process may involve a water quality certification from LDEQ.
  - All precautions should be observed to protect the groundwater of the region.

- Please be advised that 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.
- If any solid or hazardous wastes, or soils and/or groundwater contaminated with hazardous constituents are encountered during the project, notification to LDEQ's Single-Point-of-Contact (SPOC) at (225) 219-3640 is required. Additionally, precautions should be taken to protect workers from these hazardous constituents.
- These conditions, contained in the St. Tammany Parish EA, shall be adhered to as a condition of this FONSI:
  - No additional mitigation is needed or required as a component of this proposed project other than those incorporated in this document. However, if during construction it is determined mitigation measures are required because of unknown factors, the Parish will promptly put into place needed actions.
  - In the event that ground-disturbing work uncovers significant archeological materials, such as stone arrowheads, ceramics, or early building foundations, or if work uncovers human burials or human remains, ground disturbing activities will immediately be stopped within a 300' radius and the materials protected. The State Historic Preservation Office and the Choctaw Nation of Oklahoma Historic Preservation Department will be contacted as soon as possible and given an opportunity to provide input before construction resumes.
  - Regarding endangered species, it has been determined by the Parish's biologist that the project site area does not provide suitable habitat for either the gopher tortoise or the red-cockaded woodpecker. However, if either of these species are [sic] discovered during construction, work will immediately be stopped and the proper authorities notified.
  - If any artifacts or human remains are found during the clearing and construction phase of this project, work will be immediately stopped and the Choctaw Nation of Oklahoma and other appropriate authorities and agencies will be contacted.

- Part of the project site is wetland and subject to Corps' jurisdiction. St. Tammany has applied for a Section 404 permit from the Corps of Engineers. The paperwork is being processed. No work will be performed until the applicable permit has been received by the Parish.

## CONCLUSIONS

The results of these evaluations, as well as consultations and input from other federal and state agencies, are presented in the St. Tammany Parish EA. Based on the information analyzed, FEMA has determined that the implementation of the proposed action would not result in significant adverse impacts to the quality of the natural and human environment. In addition, the proposed project does not appear to have the potential for significant cumulative effects when combined with past, present, and reasonably foreseeable future actions. As a result of this FONSI, an EIS will not be prepared (44 CFR Part 10.9) and the FEMA-funded portion of the proposed project as described in the St. Tammany Parish EA may proceed.

## APPROVAL

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Kevin Jaynes  
Regional Environmental Officer  
Region VI

Date

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Thomas M. Womack, Director  
Louisiana Recovery Office  
FEMA-1603/1607-DR-LA

Date