

DRAFT Environmental Assessment

Joseph Bartholomew Maintenance  
Building

City of New Orleans  
FEMA-1603-DR-LA

Orleans Parish, Louisiana  
*December 2011*

U.S. Department of Homeland Security  
Federal Emergency Management Agency, Region VI  
Louisiana Recovery Office  
New Orleans, Louisiana 70114



FEMA

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## LIST OF ACRONYMS

ABFE	Advisory Base Flood Elevation
APE	Area of Potential Effects
BMPs	Best Management Practices
CAA	Clean Air Act
CBRA	Coastal Barrier Resources Act
CBRS	Coastal Barrier Resources System
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
CWA	Clean Water Act
CZMA	Coastal Zone Management Act
DFIRM	Digital Flood Insurance Rate Map
EA	Environmental Assessment
EIS	Environmental Impact Statement
EO	Executive Order
ESA	Endangered Species Act
EDMS	Electronic Document Management System
FEMA	Federal Emergency Management Agency
FONSI	Finding of No Significant Impact
GNO	Greater New Orleans
HEAG	Highest Existing Adjacent Grade
HSDRRS	Hurricane Storm Damage Risk Reduction System
LADOTD	Louisiana Department of Transportation and Development
LA GOHSEP	Louisiana Governor's Office of Homeland Security and Emergency Preparedness
LDEQ	Louisiana Department of Environmental Quality
LDNR	Louisiana Department of Natural Resources
LUST	Leaking Underground Storage Tank
MOA	Memorandum of Agreement
NAVD 88	North American Vertical Datum of 1988
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NMFS	National Marine Fisheries Service
NOAA	National Oceanic & Atmospheric Administration
PA	Public Assistance Grant Program
RECAP	Risk Evaluation/Corrective Action Program
RCRA	Resource Conservation and Recovery Act
RHA	Rivers and Harbors Act
SHPO	State Historic Preservation Office/Officer
US	United States
USACE	United States Army Corps of Engineers
USC	United States Code
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service

## **1.0 INTRODUCTION**

### **1.1 Project Authority**

Hurricane Katrina made landfall on August 29, 2005 near the town of Buras, Louisiana with sustained winds of more than 125 mph. President George W. Bush declared a major disaster for the State of Louisiana (FEMA-1603-DR-LA) on August 29, 2005, authorizing the Department of Homeland Security's Federal Emergency Management Agency (FEMA) to provide Federal assistance in designated areas of Louisiana. This is pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), PL 93-288, as amended. Section 406 of the Stafford Act authorizes FEMA's Public Assistance Program (PA) to assist in funding the repair, restoration, reconstruction, or replacement of public facilities damaged as a result of the declared disaster.

This Environmental Assessment (EA) has been prepared in compliance with the National Environmental Policy Act of 1969 (NEPA), the President's Council on Environmental Quality regulations implementing NEPA (Title 40 of the Code of Federal Regulations [CFR] Parts 1500 to 1508), and FEMA's regulations implementing NEPA (44 CFR Parts 9 and 10).

The purpose of this EA is to analyze potential environmental impacts of the proposed project. 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).

### **1.2 Background**

The Joseph Bartholomew Maintenance Building, owned by the City of New Orleans, sustained major damage as a result of Hurricane Katrina. It was deemed eligible for replacement by FEMA for Federal disaster public assistance as a non-critical facility serving the needs of the general public.

The Joseph Bartholomew Maintenance Building is a service building for the Joseph Bartholomew Golf Course, which is located in the Pontchartrain Park neighborhood of New Orleans at 4800 Hayne Boulevard, New Orleans, Louisiana, Latitude 30.02829, Longitude -90.04074 (Figures 1 and 2). The Joseph Bartholomew Maintenance Building is a pre-engineered steel building with 8700 square feet (SF) of enclosed area and 3100 SF of covered area for a total of 11,800 SF. Approximately 900 SF of the enclosed area consists of office / employee space while the remainder of both the enclosed and covered area is partitioned with chain link fence into several storage areas: mechanical, parts, supply, fertilizer, and tool storage. The flooring consists of concrete slab-on-grade while the roof is comprised of steel panels. Additionally, there are several overhead roll-up doors as well as entryway doors for access/egress to the building.



Figure 1 Orleans Parish, Louisiana (Google Images, 2011)

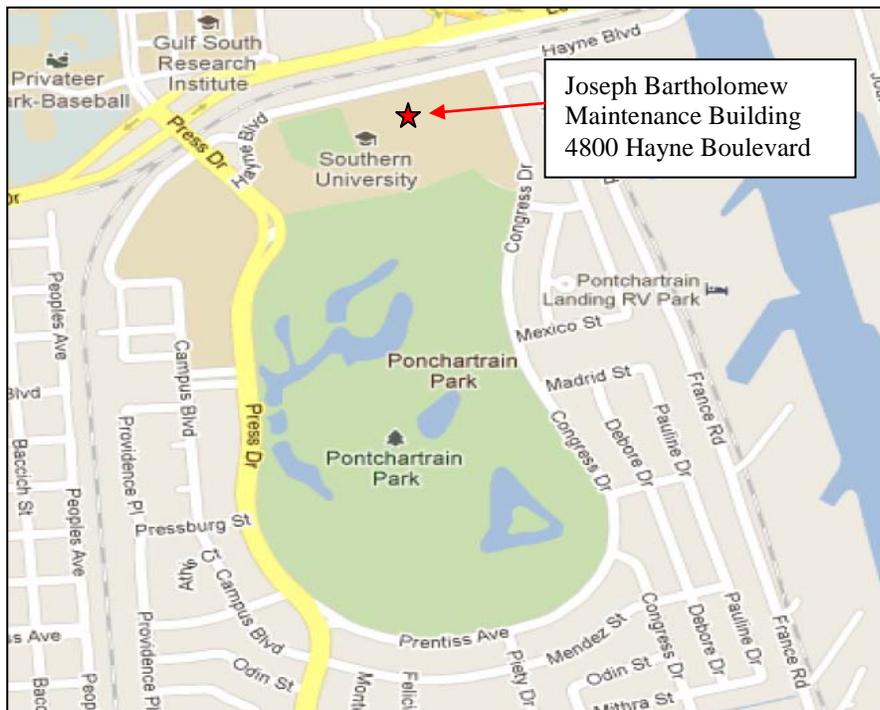


Figure 2 – Joseph Bartholomew Maintenance Building Location (Google Maps®, 2011)

## 2.0 PURPOSE AND NEED

Prior to Hurricane Katrina, the maintenance building serviced the Joseph Bartholomew Golf Course located at the Pontchartrain Park area of New Orleans. It was utilized by the City of New Orleans for the storage of equipment, vehicles, fertilizers and other items required for the maintenance of the golf course.

As directed by the Stafford Act (PL 93-288), the objective of FEMA’s PA Grant Program is to provide assistance to State, Tribal and local governments, and certain types of Private Nonprofit

organizations so that communities can quickly respond to and recover from major disasters or emergencies declared by the President. The Joseph Bartholomew Maintenance Building was essential to servicing the needs of the Joseph Bartholomew Golf Course, which was utilized by residents of the Pontchartrain Park area as well as the City of New Orleans. The Joseph Bartholomew Golf Course, as well as Pontchartrain Park, aided the area's commitment to engage in organized athletic and recreational activities. These recreational community services have been compromised as a result of damages sustained from Hurricane Katrina. Full restoration of recreational services in a manner that best serves the local community will need to be achieved in order for FEMA PA and the City of New Orleans to fulfill their objective.

### **3.0 ALTERNATIVES**

The NEPA process consists of an evaluation of the environmental effects of a Federal undertaking, including its alternatives. Three alternatives have been proposed and reviewed including, 1) the No Action Alternative, 2) Reconstruction of the Joseph Bartholomew Maintenance Building in the same footprint and original location, and 3) Reconstruction of the Joseph Bartholomew Maintenance Building in a new location (Figure 3).

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

Implementation of the No Action Alternative would entail no repair, reconstruction, or relocation of the Joseph Bartholomew Maintenance Building. Consequently, the community would be affected as the building would no longer be able to be utilized as a service facility for the public golf course. No Action would forego opportunities for reconstruction and recompense.

#### **3.2 Alternative 2 – Reconstruction in the Same Footprint**

This alternative would reconstruct the damaged Joseph Bartholomew Maintenance Building to the pre-disaster configuration, function and capacity in substantially the same footprint in order to restore the community service as it existed prior to Hurricane Katrina. This practicable alternative meets the purpose and need of the action and will be further evaluated in this EA.

#### **3.3 Alternative 3 - Reconstruction at an Alternate Location - Proposed Action**

The proposed action is for replacement of the Joseph Bartholomew Maintenance Building in a new location approximately 160 feet south of the existing structure. The proposed relocation of the new facility will allow the City of New Orleans to continue to use the storm damaged facility for storage of equipment and supplies until the newly constructed facility is complete. The original facility will be demolished upon completion of the new building. The proposed facility will be consistent with the function, capacity, size and purpose of the damaged facility with any increase in the size of overall square footage a result of applicable codes and standards. This action would include site preparation, construction of a new building and installation of necessary utilities and appurtenances. Reconstruction of the Joseph Bartholomew Maintenance Building adjacent to the original footprint will restore the community services lost as a result of

Hurricane Katrina. This practicable alternative also meets the purpose and need of the action and will be further evaluated in this EA.



Figure 3 - Proposed Action (Google Maps®, 2011)

## 4.0 AFFECTED ENVIRONMENT AND IMPACTS

### 4.1 Wetlands

The United States Army Corps Engineers (USACE) regulates the discharge of dredged or fill material into waters of the U.S., including wetlands, pursuant to Section 404 of the Clean Water Act. Wetlands are identified as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The USACE also regulates the building of structures in waters of the U.S. pursuant to the Rivers and Harbors Act (RHA).

Executive Order (EO) 11990, Protection of Wetlands, directs Federal agencies to minimize the destruction, loss, or degradation of wetlands and to preserve and enhance the values of wetlands for Federally funded projects. FEMA regulations for complying with EO 11990 are found at 44 CFR Part 9, Floodplain Management and Protection of Wetlands. The U.S. Fish & Wildlife Service (USFWS) National Wetlands Inventory (NWI) map shows no wetlands within the

proposed project area that could be adversely affected by the project (Figure 4, USFWS 2010). In comments received on April 20, 2011, the USACE indicated that no federal permit would be required for the placement or redistribution of dredged or fill material on the proposed project site (*Appendix B*).

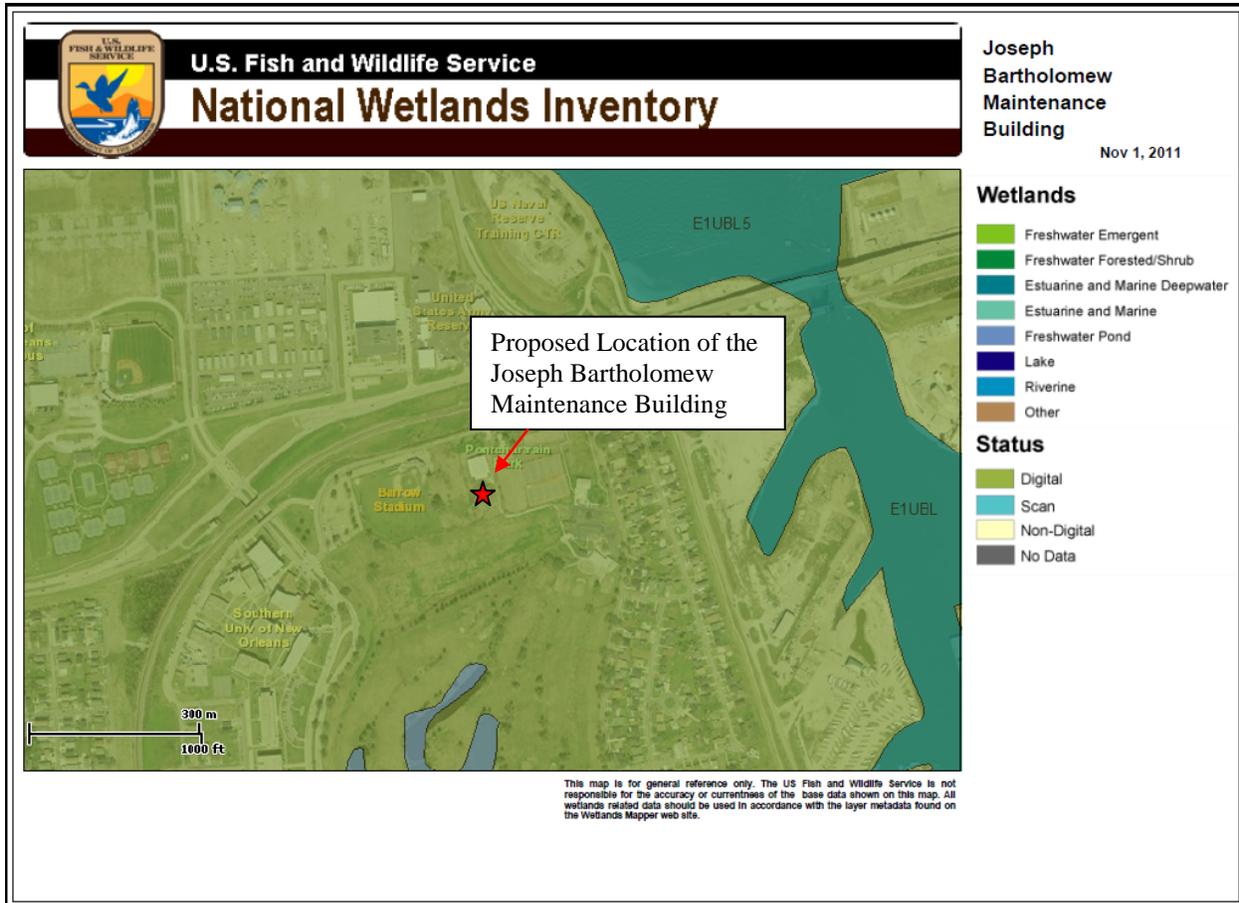


Figure 4 - U. S. Fish and Wildlife Service Wetlands Inventory Map (USFWS, 2011)

Alternative 1 – No Action: 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 or Section 10 of the RHA.

Alternative 2 – Reconstruction in the Same Footprint: Reconstruction of Joseph Bartholomew Maintenance Building in substantially its same footprint would have no impact on wetlands or other waters of the U.S. FEMA has determined the proposed location is an urban, previously-disturbed site and is not a wetland under Executive Order 11990. It would not require permits under Section 404 of the Clean Water Act or Section 10 of the Rivers and Harbors Act.

Alternative 3 – Reconstruction at an Alternative Location - Proposed Action: The proposed action alternative would have no impact on wetlands or other waters of the U.S. FEMA has determined that the proposed location is an urban, previously-disturbed site and is not a

jurisdictional wetland under Executive Order 11990. The project as proposed would not require permits under Section 404 of the Clean Water Act or Section 10 of the Rivers and Harbors Act.

To minimize indirect impacts (erosion, sedimentation, dust and other construction-related disturbances) to the well-defined urban drainage ways surrounding the proposed action, the following best management practices should be included into the daily operations of the construction activities: silt screens, barriers (*e.g.*, hay bales), berms/dikes, and/or fences to be placed where and as needed. Fencing will be placed for marking staging areas to store construction equipment and supplies as well as conduct maintenance/repair operations.

## **4.2 Floodplains**

Executive Order 11988 (Floodplain Management) requires Federal agencies to avoid direct or indirect support or development within the 100-year floodplain whenever 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.

In July 2005, FEMA initiated a series of flood insurance studies for many of the Louisiana coastal parishes as part of the Flood Map Modernization effort through FEMA's National Flood Insurance Fund. These studies were necessary because the flood hazard and risk information shown on many Flood Insurance Rate Maps (FIRMs) was developed during the 1970s, and the physical terrain had changed significantly, such as major loss of wetland areas. After Hurricanes Katrina and Rita, FEMA expanded the scope of work to include all of coastal Louisiana. The magnitude of the impacts of Hurricanes Katrina and Rita reinforced the urgency to obtain additional flood recovery data for the coastal zones of Louisiana. More detailed analysis was possible because new data obtained after the hurricanes including information on levees and levee systems, new high-water marks, and new hurricane parameters (Lamp 2007).

During an initial post-hurricane analysis, FEMA determined that the "100-Year" or 1-percent chance storm flood elevations on FIRMs for many Louisiana communities, referred to as Base Flood Elevations (BFEs), were too low. FEMA created recovery maps showing the extent and magnitude of Hurricane Katrina's and Rita's surge, as well as information on other storms over the past 25 years (Lamp 2007). The 2006 advisory flood data shown on the recovery maps for the Louisiana-declared disaster areas show high-water marks surveyed after the storm; flood limits developed from these surveyed points; and Advisory Base Flood Elevations, or ABFEs. The recovery maps and other advisory data were developed to assist parish officials, homeowners, business owners, and other affected citizens with their recovery and rebuilding efforts (Lamp 2007).

Updated preliminary flood hazard maps from an intensive five-year mapping project guided by FEMA are now provided to all Louisiana coastal parishes. The new maps released in early 2008, known as Preliminary Digital Flood Insurance Rate Maps (DFIRMs), are based on the most technically advanced flood insurance studies ever performed for Louisiana, followed by multiple levels of review. The DFIRMs provide communities with a more scientific approach to economic

development, hazard mitigation planning, emergency response and post-flood recovery (Lamp 2007).

The USACE is currently working on a Hurricane and Storm Damage Risk Reduction System (HSDRRS) for the Greater New Orleans (GNO) area (Miller 2011). This 350-mile system of levees, floodwalls, surge barriers, and pump stations will reduce the flood risk associated with a storm event. In September of 2011, the USACE provided FEMA with assurances that the HSDRRS is capable of defending against a storm surge with a one percent (1%) annual chance event of occurring in any given year (Miller 2011). The areas protected include portions of St. Bernard, St. Charles, Jefferson, Orleans, and Plaquemines parishes. FEMA has now begun revising the preliminary DFIRMs within the HSDRRS to incorporate the reduced flood risk associated with the system improvements. In the spring of 2012, FEMA should be prepared to release revised preliminary DFIRMs (Miller 2011).

The 2008 Preliminary DFIRMs – currently viewed as the best available flood risk data for the five GNO parishes – do not consider the completion of the HSDRRS. In many areas, the flood risk has been significantly reduced due to heightened protection. To ensure that the best available data is used when reviewing and approving grant applications within the HSDRRS, FEMA will re-examine individual grant reconstruction projects using sound engineering data and judgment. The case-by-case review may indicate that the source of best available flood risk data for a reconstruction project is preliminary DFIRMs, ABFEs, or other relevant sound engineering data. No project should be built to a floodplain management standard that is less protective than what the community has adopted in local ordinances through their participation in the National Flood Insurance Program (Miller 2011).

In compliance with FEMA policy implementing EO 11988, Floodplain Management, the proposed project was reviewed for possible impacts associated with occupancy or modification to a floodplain. Orleans Parish enrolled in the NFIP on August 3, 1970.

Alternative 1 – No Action: The No Action Alternative would have no impact on the 100-year floodplain as no building would be constructed at the site t

Alternative 2 – Reconstruction in the Same Footprint: Per preliminary DFIRM panel number 22071C0120F, dated November 13, 2008 (Figure 5), the current Joseph Bartholomew Maintenance Building site is located in AE (El 1), a Special Flood Hazard Area (SFHA) subject to inundation by the 1-percent annual chance (100-year) flood; base flood elevations determined. Per Advisory Base Flood Elevation Map (ABFE Map) LA-EE32 (Figure 6), dated June 5, 2006, the current site is located in ABFE El -1 or 3 feet above Highest Existing Adjacent Grade (HEAG). Reconstruction of the Joseph Bartholomew Maintenance Building in substantially its same footprint will have no determinable impact on flood elevations, nor will it increase development in this fully built-out area. In compliance with EO 11988, an 8-step process was completed and documentation is attached in Appendix B.

Alternative 3 – Reconstruction at an Alternate Location - Proposed Action: The proposed action alternative would involve the reconstruction of the Joseph Bartholomew Maintenance Building

at an alternate location. Per preliminary DFIRM panel number 22071C0120F dated November 13, 2008 (Figure 5), the proposed project site is located in AE (El 1), a Special Flood Hazard Area (SFHA) subject to inundation by the 1-percent annual chance (100-year) flood; base flood elevations determined (older FIRMs may show “A numbered” zones; these are the same as Zone AE). In addition, per Advisory Base Flood Elevation Map (ABFE Map) LA-EE32 (Figure 6) the proposed project site is located in ABFE El -1 or 3 feet above Highest Existing Adjacent Grade (HEAG). The reconstruction of this facility will have no determinable impact on flood elevations, nor will it increase development in this fully built-out area. As per 44 CFR 9.11 (d), new construction of non-residential structures must be elevated or flood-proofed to the 100-year BFE. This location is currently being re-evaluated by FEMA to determine the appropriate base flood elevation the facility must be protected against. The City of New Orleans 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 permit(s) should be documented to the local floodplain administrator and copies provided to the State and FEMA as part of the permanent project files. Additionally, 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 BFE. In compliance with EO 11988, an 8-step process was completed and documentation is attached in Appendix C.

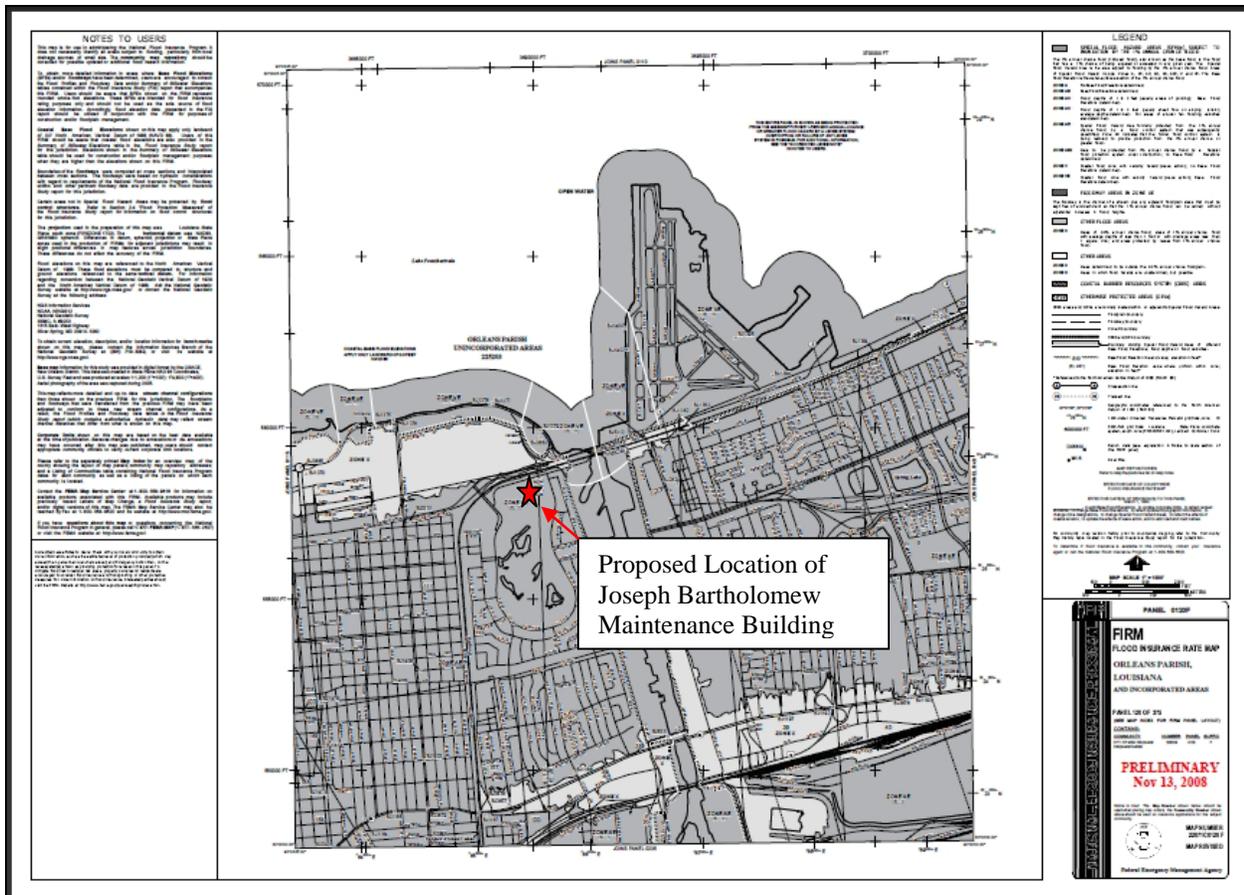


Figure 5 - Preliminary Digital Flood Insurance Rate Map Panel 22071C0120F (FEMA, 2008)<sup>1</sup>

<sup>1</sup> Labeling error on preliminary DFIRM panel number 22071C0120F. The project area is labeled as Zone VE (EI. 1). Memorandum from FEMA Mitigation Region 6 corrects a mapping error and identifies site as Zone AE (EI 1). (Appendix B).

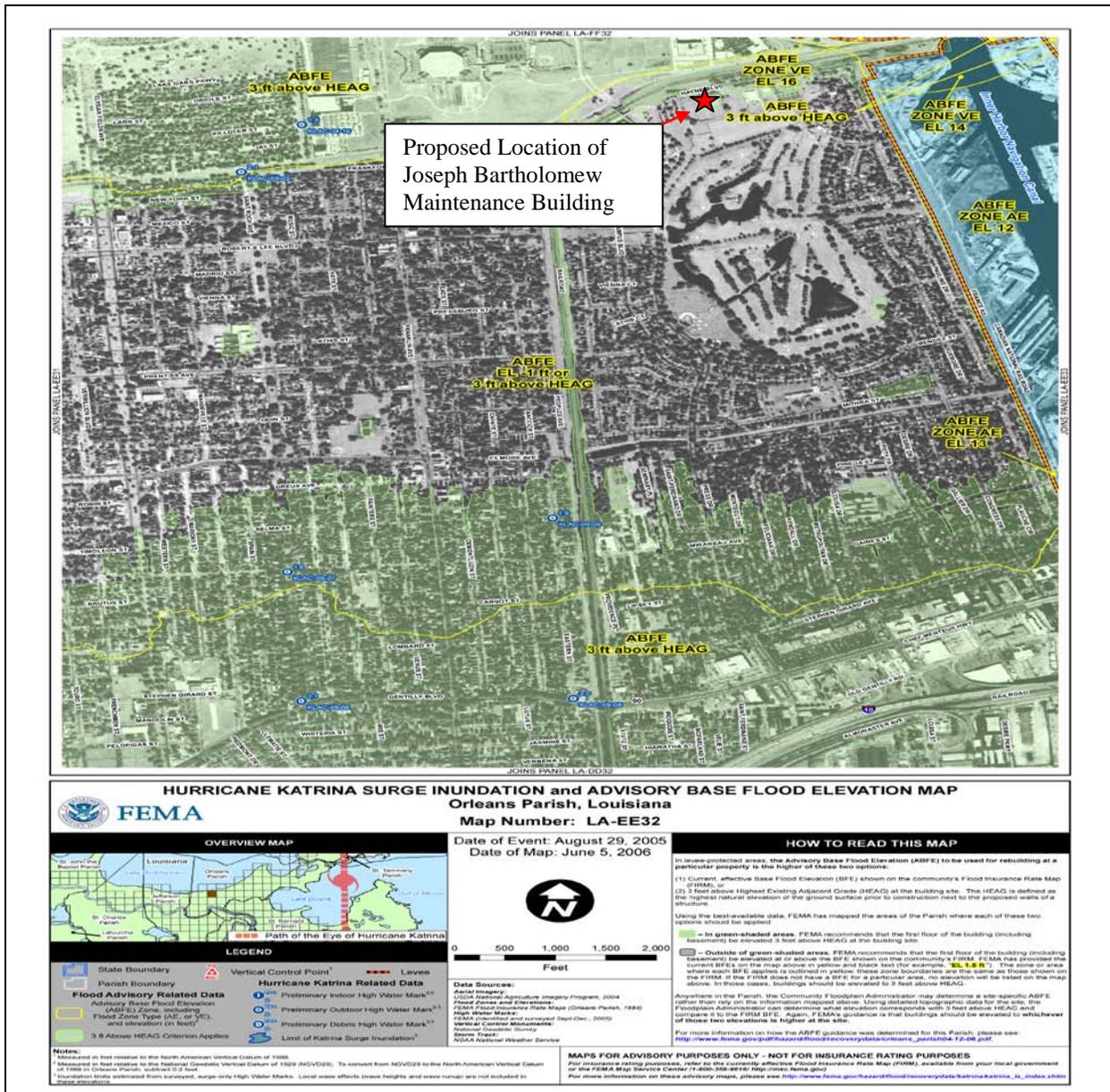


Figure 6 – Advisory Base Flood Elevation Map OR-LA-EE32 (FEMA, June 5, 2006)

### **4.3 Coastal Resources**

The Coastal Zone Management Act of 1972 (CZMA) requires Federal agency actions to be consistent with the policies of the state coastal zone management program when conducting or supporting activities that affect a coastal zone. The Louisiana Department of Natural Resources (LDNR) regulates development in Louisiana's designated coastal zone through the Coastal Use Permit Program. The existing facility and the proposed project site are located in the coastal zone and are required to obtain a Coastal Use Permit prior to construction (*Appendix B*).

The USFWS regulates Federal funding in Coastal Barrier Resource System (CBRS) units under the Coastal Barrier Resources Act (CBRA). This Act protects undeveloped coastal barriers and related areas (*i.e.*, Otherwise Protected Areas) by prohibiting direct or indirect Federal funding of projects that support development in these areas. The Act promotes appropriate use and conservation of coastal barriers along the Gulf of Mexico. The proposed project site is not located within a regulated CBRS unit.

Alternative 1 – No Action: The No Action Alternative would have no impact on a coastal zone or to a CBRS unit.

Alternative 2 – Reconstruction in the Same Footprint: Reconstruction of the Joseph Bartholomew Maintenance Building in substantially its same footprint would involve construction in a designated coastal zone. This project requires a Coastal Use Permit from LDNR. The City of New Orleans is required to contact LDNR prior to initiating work. The original site is not within a CBRS unit; therefore, it does not trigger the CBRA.

Alternative 3 – Reconstruction at an Alternate Location - Proposed Action: The proposed action alternative would involve construction in a designated coastal zone. This project requires a Coastal Use Permit from LDNR. The City of New Orleans is required to contact LDNR prior to initiating work. The proposed site is not within a CBRS unit; therefore, the Proposed Action Alternative does not trigger the CBRA.

### **4.4 Biological Resources**

The Endangered Species Act (ESA) of 1973 prohibits the taking of listed, threatened, and endangered species unless specifically authorized by permit from the USFWS or the National Marine Fisheries Service. "Take" is defined in ESA Section 3 as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or attempt to engage in any such conduct." Harm is further defined by the ESA regulations to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns such as breeding, feeding, or sheltering. The West Indian manatee, Gulf sturgeon and pallid sturgeon are species federally listed as threatened or endangered found in Orleans Parish.

Alternative 1 – No Action: The No Action Alternative would have no impact on species federally listed as threatened or endangered.

Alternative 2 – Reconstruction in the Same Footprint: Reconstruction of the Joseph Bartholomew Maintenance Building in substantially its same footprint would have no impact on species federally listed as threatened or endangered.

Alternative 3 – Reconstruction at an Alternate Location - Proposed Action: Inspections of the proposed site did not indicate the presence of any species federally listed as threatened or endangered. In correspondence dated September 15, 2011, the USFWS stated that the project, as proposed, would have no effect on Federal trust resources under its jurisdiction and currently protected by the ESA (*Appendix B*).

#### **4.5 Cultural Resources**

The consideration of effects to historic properties listed in or eligible for the National Register of Historic Places (NRHP) is mandated under Section 106 of the National Historic Preservation Act (NHPA) as implemented by 36 CFR Part 800. Requirements include the identification of significant or historic properties that may be affected by the proposed action or alternatives within the project's area of potential effects. Historic properties are defined as archaeological sites, standing structures or other historic resources listed in or determined eligible for listing in the NRHP. Federal agencies must take into account their effects on historic properties and allow the Advisory Council on Historic Properties opportunity to comment.

FEMA, the Louisiana State Historical Preservation Office (SHPO), the Louisiana Governor's Office of Homeland Security and Emergency Preparedness (GOHSEP), the Alabama-Coushatta Tribe of Texas, the Caddo Nation, the Chitimacha Tribe of Louisiana, the Choctaw Nation of Oklahoma, the Coushatta Tribe of Louisiana, the Jena Band of Choctaw Indians, the Mississippi Band of Choctaw Indians, the Quapaw Tribe of Oklahoma, the Seminole Nation of Oklahoma, the Seminole Tribe of Florida, the Tunica-Biloxi Tribe of Louisiana, and the Advisory Council on Historic Preservation (ACHP) have executed a Statewide Programmatic Agreement (PA) dated August 17, 2009 and amended on July 22, 2011 (2009 Statewide PA as amended), to streamline the NHPA Section 106 review process. The proposed action is subject to the standard project review stipulation of the 2009 Statewide PA as amended.

#### Existing Conditions

##### *Standing Structures*

The project area is located in Pontchartrain Park on Hayne Boulevard between Press and Congress Drives. The property is located immediately north of the Pontchartrain Park Golf Course between the now-demolished Barrow Stadium and the park's tennis courts. Based on research using the NRHP database, the Louisiana Cultural Resources Map on the Louisiana Division of Historic Preservation's website, and agency files, FEMA has determined that the project area is located within the Pontchartrain Park Historic District (District). FEMA determined that the District was eligible for NRHP listing under Criterion A. SHPO concurrence with this determination was received dated December 8, 2005. The District's period of significance (POS) is 1955-1958. The primary contributing resource of the District is the Joseph M. Bartholomew Golf Course and Park, a historic landscape built between 1955 and 1957. The