



FEMA

FINDING OF NO SIGNIFICANT IMPACT

BAY-WAVELAND SCHOOL DISTRICT CENTRAL ADMINISTRATION OFFICE AND ANNEX BUILDING PROJECT HANCOCK COUNTY, MISSISSIPPI FEMA-1604-DR-MS

The Bay-Waveland School District (BWSD) has applied for Federal Emergency Management Agency (FEMA) funding under FEMA's Public Assistance Program for the proposed construction of new Central Administration Office and Annex Buildings in Hancock County, Mississippi.

Prior to Katrina, the BWSD maintained a central administration facility at 260 Carroll Avenue in Bay St. Louis, Mississippi. Located adjacent to the District's Second Street Elementary School, the facility consisted of a Main Administration Building and the Central Administration Maintenance Building. High winds, heavy rains, and flooding from the hurricane caused extensive damage throughout the BWSD facility. The Main Administration Building, a 3,710 square feet, one-story building, is not usable but is still standing. The Central Administration Maintenance Building, a 2,573 square feet, one-story building was demolished immediately post-Hurricane Katrina due to public health and safety concerns.

Following Katrina, the majority of the Main Administration and Central Administration Maintenance Buildings' functions and operations were relocated to temporary trailers, located in the shared Second Street Elementary School and District Administration Facility's parking lot, on the south side of Ulman Avenue. The temporary trailers are of insufficient size and are not designed to serve as long-term replacements for the damaged buildings.

Although the existing Main Administration Building could be restored to pre-disaster condition, BWSD is in need of a larger facility to meet their current needs for additional office space. Prior to Katrina, several of the District's administrators utilized office space at several BWSD schools. A larger facility would allow BWSD to consolidate operations at a centralized facility; improving service and efficiency of administrative operations to the entire school district. In addition, a new maintenance building would be required to restore maintenance operations to pre-disaster condition. Consequently, there is a need to provide BWSD with suitable replacement buildings that would restore operations to pre-disaster condition, while meeting the District's current needs for additional office space to consolidate staff and operations.

Under the Proposed Action Alternative, BWSD would construct a new Central Administration Office Building and an Annex Building on approximately 1.8 acres of the 3.6-acre BWSD property at 213 Ulman Avenue in Bay St. Louis. The proposed site is located immediately north of the Second Elementary School and adjacent to the BWSD's Ingram Building (see Figure 2). The Central Administration Office Building will be a 10,000 to 11,000-square-foot one-story steel structure with metal stud infill. The Central Administration Office Building will have brick veneer/stucco on the exterior and will exhibit features in character with the surrounding neighborhood. The proposed Annex Building would be located just to the west of the proposed Central Administration Office Building and would house both the Maintenance and Information Technology Departments (Figure 3). The Annex Building will be a 2,000 to 3,000-square-foot pre-engineered structure with metal stud

and masonry infill. An access drive from Ulman Avenue will be constructed between the Ingram Building and the new Central Administration Office Building, with a 56-space parking area constructed behind and around the two proposed buildings.

The project site is an open lot in a residential setting that is currently vacant, but housed temporary classroom trailer units after Katrina. The terrain is relatively flat, with a slight slope to the north/northwest and vegetation on the site primarily consists of grasses and other herbaceous plants, with trees and shrubs along the margins. The new buildings and access road would be located in Zone X (shaded), outside the 100-year floodplain, but the parking area would be partially within the 100-year floodplain (Zone AE).

This proposed project as described in the EA was evaluated for any potential significant adverse impacts to existing land use, water resources (surface water, groundwater, waters of the United States, and floodplains), air quality, noise, biological resources (vegetation, fish and wildlife, State and Federally-listed threatened or endangered species and critical habitat), and cultural resources. It was also evaluated for safety and hazardous materials issues as well as for disproportionately high and adverse effects on minority or low income populations.

FINDINGS

The proposed project as described in the EA will not impact to geology, groundwater, socioeconomic resources, and architectural or archeological resources are anticipated under the Proposed Action Alternative. During the construction period, short-term impacts to soils, surface water, transportation, air quality, and noise are anticipated. All short-term impacts will be mitigated using BMPs, such as silt fences and proper equipment maintenance.

Minor, long-term impacts to biological resources and the 100-year floodplain would occur. Approximately 1.8 acres of land that is primarily vegetated with grasses and other herbaceous plants will be cleared for the proposed grading of the site; however these areas do not contain habitat for any federally listed species. The proposed project would construct the facility on a site where a portion of the site is located within the 100-year floodplain. To minimize impacts to the floodplain, the proposed Central Administration Office and Annex Buildings would be constructed on the southern portion of the site, outside the 100-year floodplain. Construction of facility parking would require the placement of fill material, converting approximately 0.5-acres of 100-year floodplain to areas outside the floodplain.

CONDITIONS

The BWSD shall comply with all prescribed conditions set forth in the EA, including but not limited to the following conditions. Failure to comply with these conditions may jeopardize the receipt of Federal funding.

1. To ensure that adverse effects to historic properties are avoided, any earthmoving activities in the northeast portion of the survey area in and around site 22 Ha726 should be monitored by a qualified archaeologist. If unexpected discoveries are made during the course of project execution, FEMA will proceed in accordance with the statewide Programmatic Agreement executed on December 21, 2010.

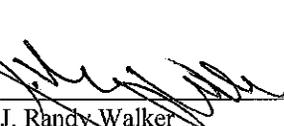
CONCLUSIONS

Based on input and consultations with Federal and State resource agencies, and other identified sources documented in the attached EA and in accordance with the National Environmental Policy Act FEMA regulations (44 CFR Part 10) for environmental considerations, and executive orders on floodplains (EO 11988), wetlands (EO 11990) and environmental justice (EO 12898), FEMA has found that the proposed project with the prescribed mitigation measures as defined in the EA will have no significant impact on the natural or human environment. As a result of this Finding of No Significant Impact, an EIS will not be prepared and the proposed project with prescribed conditions may proceed. If a change in the scope of work occurs, the State and FEMA must be notified to evaluate if the proposed change would alter the potential impacts on the environment.

Recommended:

Approved:


Michael Grisham 02-22-12
Date


J. Randy Walker 2/22/12
Date

FEMA Environmental Liaison Officer

FEMA Infrastructure Branch Chief
FEMA-1604-DR-MS