



FEMA

**DRAFT FINDING OF NO SIGNIFICANT IMPACT
HOUSING AUTHORITY OF NEW ORLEANS' PRESS PARK RESIDENTIAL
DEVELOPMENT & COMMUNITY CENTER
NEW ORLEANS, ORLEANS PARISH, LOUISIANA
*FEMA-1603-DR-LA***

Introduction

As a result of damages from Hurricane Katrina on August 29, 2005, the Federal Emergency Management Agency (FEMA) was authorized under a Presidential disaster declaration (FEMA-1603-DR-LA) to provide federal assistance to designated disaster areas in Louisiana. The Robert T. Stafford Disaster Relief and Emergency Assistance Act (PL 93288) Section 406 authorizes FEMA's Public Assistance (PA) Program to provide financial and other forms of assistance to state and local governments to support response, recovery, and mitigation efforts following Presidentially declared disasters.

In accordance with 44 CFR Part 10, FEMA 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 the demolition of HANO-owned buildings, including the community center, to the concrete slab, and to determine whether to prepare an Environmental Impact Statement (EIS) or Finding of No Significant Impact (FONSI). In August 2005, the site suffered overwhelming storm damage from Hurricane Katrina. Therefore, HANO determined it would best serve the community to demolish and not re-build the HANO-owned structures due to the storm damage, as well as the historical usage and contamination of the land. The alternatives considered include: 1) No Action, 2) Demolition with remediation, and 3) Demolition to concrete slab with no remediation (proposed action).

Proposed Action

The proposed action is for the demolition of HANO-owned buildings, including the community center, to the concrete slab. All utilities will be capped in place. Non-HANO owned units will not be demolished; instead, the units will be left standing and structurally braced. The non-HANO owned structures will be maintained by HANO, who will ensure the braces remain secure and stable, vegetation is preserved, and locked fencing remains around the property. There will be no removal of concrete slabs or other concrete/asphalt areas or utility lines, and subsequently, no soil disturbance.

Findings

FEMA has evaluated the proposed project for significant adverse impacts to water resources (wetlands and floodplains), coastal resources, biological resources, cultural resources,

hazardous materials and environmental justice. During the demolition period, short-term impacts to transportation, air quality, and noise are anticipated. All short-term impacts require conditions to minimize and mitigate impacts to the proposed project site and surrounding areas.

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:

General

- All work shall be performed in accordance with USEPA established protocols and monitored by Louisiana Department of Environmental Quality (LDEQ) in accordance with the USEPA Record of Decision (ROD). The Applicant and/or the City of New Orleans will be responsible for maintaining the cap for the life of the property as required by the ROD.
- Applicant's contractors and/or subcontractors shall conduct all work within the guidelines established by the Consent Decree between the USEPA and the City of New Orleans.
- Applicant's contractors and/or subcontractors shall perform all work in accordance with the HANO Environmental Site Preparation and Additional Service Part A: Non-Environmental Technical Specifications and Part B: Environmental Technical Specifications.
- The Applicant shall permit a FEMA environmental monitor on-site during the demolition activities to ensure compliance with NEPA and other local, state and federal regulations and Executive Orders as outlined in the conditions of the EA.

Safety

- The Applicant will be required to have a certified hazardous materials contractor monitor the demolition activities for the duration to ensure all safety standards are strictly adhered to.
- As this is a Superfund Site, the contractor will be required to have a specialty contractor's license for hazardous materials and all personnel must be trained in accordance with U.S. Occupational Health and Safety Administration's (OSHA) Hazardous Waste Operations and Emergency Response (HAZWOPER) standards.
- To minimize worker and public health and safety risks from project construction and closure, all construction and closure work must be done using qualified personnel trained in the proper use of construction equipment, including all appropriate safety precautions. Additionally, all activities must be conducted in a safe manner in accordance with the standards specified in OSHA regulations.

- Appropriate signage and barriers shall be in place prior to construction activities in order to alert pedestrians and motorists of project activities and traffic pattern changes. The contractor will implement traffic control measures, as necessary.
- Applicant is responsible for maintaining site perimeter fencing as well as ground cover. Additionally, non-HANO owned units shall be braced to maintain a reasonable standard of safety and longevity.

Utilities Locate (LA OneCall)

- Louisiana law (Part VII of Chapter 8 of Title 40, and the sections as R.S. 40:1749.11 to 40:1749.26) requires excavators and demolishers to call a regional notification center prior to beginning work. Prior to any excavation or demolition, each excavator or demolisher, including cable television owners or operators, shall serve telephonic notice of the intent to excavate or demolish to the regional notification center serving the area in which the proposed excavation or demolition is to take place. Such notice shall be given to the notification center at least 96 hours, but not more than 120 hours (excluding weekends and holidays) prior to the commencement of any excavation or demolition activity. See entire laws at www.laonecall.com or call 1-800-272-3020 for more information.

Permits

- In accordance with applicable local, state, and federal regulations, the applicant is responsible for acquiring any necessary permits prior to commencing construction at the proposed project site.

Asbestos-Containing Materials

- The applicant shall comply with all local, state and federal abatement and disposal requirements under the National Emissions Standards for Hazardous Air Pollutants (NESHAP) and Louisiana Administrative Code 33:III 5151. Demolition activities related to Possible Asbestos-Containing Materials (PACM) must be inspected for ACM/PACM where it is safe to do so. Should asbestos-containing materials (ACM) be present, the applicant is responsible for ensuring proper disposal in accordance with the previously referenced regulations. LDEQ must be notified of demolition activity prior to work commencing. All coordination pertaining to these activities should be documented and copies forwarded to the state and FEMA as part of the permanent project files.

Hazardous Waste [Resource Conservation and Recovery Act (RCRA)]

- The applicant is responsible for obtaining and/or complying with all federal, state and local permits, ordinances and/or requirements for the collection, handling, storage, transportation and disposal of any medical, hazardous, biological, radiological, pharmaceutical or toxic related waste or debris. Equipment such as ice machines, refrigerators, generators, air conditioning units, computers, and televisions may contain chlorofluorocarbons (CFCs), used oil, diesel and other petroleum products, mercury switches, used oil filters, fuel filters, and batteries. The applicant shall handle, manage, and dispose of damaged materials and equipment that may be

hazardous waste, universal waste, and hazardous materials in accordance with the requirements of local, state, and federal regulations.

- Radioactive Hazards: Radioactive materials are regulated by both the state (LDEQ) and federal government (USEPA). If the smoke detectors will no longer be used and are determined to be waste, then proper handling, packaging, transportation and disposal will be required in accordance with LAC 33:XV and 10 CFR Parts 40 and 150.
- 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.
- Furthermore, if hazardous constituents are unexpectedly encountered in the project area during the proposed demolition operations, appropriate measures for the proper containment and management of the contamination shall be initiated in accordance with applicable federal, state, and local regulations.

Waste Transportation and Disposal

- Contractor and/or Subcontractors will properly handle, package, transport and dispose of hazardous materials and/or waste in accordance with all local, state and federal regulations, laws and ordinances including all OSHA worker exposure regulations covered within 29 CFR 1910 and 1926.
- All waste is to be transported by an entity maintaining a current "waste hauler permit" specifically for the waste being transported, as required by Louisiana Department of Transportation and Development (DOTD) and other regulations.
- Disposal of demolition debris must be in accordance with all federal, state, and local laws, regulations, and rules. Prior to disposal, the applicant must identify and provide to FEMA and GOHSEP the waste disposal site, including the complete name, location, telephone number, and contact person of the facility. Due to the presence of the Agriculture Street Landfill Superfund site and the potentially hazardous nature of material to be removed from the site, all construction and demolition debris must be disposed in a Type I Industrial Landfill. The disposal facility must be permitted by the State of Louisiana Department of Environmental Quality Permit Support Division to receive Regulated Asbestos Containing Material. Waste must be packaged, labeled, manifested, and transported in accordance with LDEQ regulations and requirements.

Surface Water and Water Quality

- LDEQ has storm water general permits for construction areas equal to or greater than one (1) acre. Construction contractor will be required to obtain applicable Louisiana Pollutant Discharge Elimination System (LPDES) permit and implement storm water pollution prevention plan. Additionally, best management plans (BMPs), such as the installation of silt fences and / or straw bales, shall be implemented to reduce

sedimentation and pollution runoff. All precautions shall be observed to control nonpoint source pollution from construction activities. Contact the LDEQ Water Permits Division at (225) 219-9371 to determine required permits.

- All precautions shall be observed to protect the groundwater of the region.

Cultural Resources

- Louisiana Unmarked Human Burial Sites Preservation Act: If human bone or unmarked grave(s) are present within the project area, compliance with the Louisiana Unmarked Human Burial Sites Preservations 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 hours of the discovery. The applicant shall also notify FEMA and the Louisiana Division of Archaeology at 225-342-8170 within seventy-two hours of the discovery.
- Inadvertent Discovery Clause: 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.

Floodplain

- 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 LA GOHSEP and FEMA for inclusion in the permanent project files.

Coastal Resources

- The project has been found by the Louisiana Department of Natural Resources (LDNR) to be inside the Louisiana Coastal Zone; therefore, LDNR requires that a complete Coastal Use Permit Application package (Joint Application Form, locality maps, project illustration plats with plan and cross section views) along with the appropriate application fee be submitted to their office prior to construction.

Conclusion

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 (per 44 CFR Part 10) and the proposed project as described in the EA may proceed.

