

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



FEMA

**DRAFT FINDING OF NO SIGNIFICANT IMPACT
NEW ORLEANS CITY PARK GOLF COMPLEX
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 repair and reconfiguration of the City Park Golf Complex courses and ancillary structures, and to determine whether to prepare an Environmental Impact Statement (EIS) or Finding of No Significant Impact (FONSI).

The proposed project aims to restore various City Park Golf Complex functions and capacity lost on August 29, 2005, as a result of Hurricane Katrina. The damaged golf courses and their related structures are integral parts of the important recreational activities offered to residents and other park visitors, and provided City Park with essential recreational functions and operating revenue. Repair and reconfiguration of the Golf Complex courses is needed for the City Park Improvement Association to fulfill the Master Golf Plan and achieve restoration of the lost functions of a hierarchical range of golf experiences, while reducing park operating costs, maximizing revenue potential, and minimizing the amount of park land used for golf activities. The alternatives considered include: 1) the No Action Alternative; 2) Repair of the golf courses back to their original configuration in the same footprint; 3) Repair of the golf courses in the same footprint, but to a different configuration; and 4) Restoration and reconfiguration of the West Golf Course and a portion of the East Golf Course into a single 18-hole golf course at essentially the same location, with improved drainage and irrigation.

Proposed Action

The proposed action is for the repair of the damaged West and East Golf Courses at essentially the same location as they presently exist within the golf complex at City Park,

New Orleans, LA, but with a different orientation and configuration, by combing the two courses into a single, 18-hole professional tournament level golf course. The new 18-hole golf course would utilize the entire old West Course and a portion of the old East Course, convert the unused portion of the East Course (approximately 96 acres) into green space for park visitors, and convert for golf uses an additional 5.5 acres of previously unused park space. This action would rearrange the contours of the proposed site and reshape the course with irrigation and improved drainage, by rearranging the greens and fairways; enlarging or reshaping brackish and freshwater lagoons/lakes; installing a new pump station and 1,000 foot deep water well; and replacing the existing weir with a new, adjustable, weir. Two bridges would be built, and one-hundred-eight (108) trees would be removed or relocated throughout the project site.

Findings

FEMA has evaluated the proposed project for significant adverse impacts to geology and soils, water resources (wetlands, floodplains and other waters), coastal resources, biological resources, cultural resources, air quality, noise, hazardous materials and environmental justice. During the construction period, short-term impacts to water quality, air quality, and noise are anticipated. Also, lead based paint and or other hazardous substances may be discovered; however, Toxic Substance Control Act (TSCA) § 402(c) compliance would be required to limit any potential impacts. 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:

- 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.
- Applicant will be required to conduct a wetland delineation of the proposed location and seek a jurisdictional determination from the USACE regarding the existence of wetlands and other waters of the U.S. on the proposed project site. Applicant is responsible for securing any permits under the CWA that may be required as a result of the undertaking. 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.
- A Louisiana Pollution Discharge Elimination System (LPDES) permit may be required in accordance with the Clean Water Act and the Louisiana Clean Water Code. 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.

- The project has been found by the Louisiana Department of Natural Resources (LDNR) to be inside the Louisiana Coastal Zone. LDNR, therefore, requires that a complete Coastal Use Permit Application package (Joint Application Form, locality maps, project illustration plats with plan and cross section views, etc.), along with the appropriate application fee, be submitted to their office prior to construction. The applicant is responsible for coordinating with and obtaining any required Coastal Use Permit(s) (CUP) or other authorizations from the LDNR Office of Coastal Management's Permits and Mitigation Division prior to initiating work. The applicant must comply with all conditions of the required permits. 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.
- The applicant is required to coordinate all construction activities with the local floodplain administrator prior to the start of any activities, and remain in compliance with formally adopted local floodplain ordinances. 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. 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 community established base flood elevation. Hazardous materials need to be elevated above the 0.2% annual chance (500-year) flood elevation.
- Louisiana Unmarked Human Burial Sites Preservation Act: 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 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, and others as appropriate.

- Lead-Based Paint - The applicant is responsible for complying with the Toxic Substances Control Act (TSCA) Section 402(c)(3) 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.
- If any asbestos containing materials, lead based paint and/or other hazardous materials are found during remediation or repair activities, the applicant shall comply with all federal, state and local 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 Administrative Orders. Demolition activity notification must be sent to the LDEQ before work begins. All coordination pertaining to these activities should be documented and copies forwarded to the state and FEMA as part of the permanent project files.
- If hazardous constituents are unexpectedly encountered in the project area during the proposed construction operations, appropriate measures for the proper assessment, remediation and management of the contamination should be initiated in accordance with applicable federal, state, and local regulations.
- Project construction may involve the use of potentially hazardous materials (*e.g.*, petroleum products, cement, caustics, acids, solvents, paint, electronic components, pesticides, herbicides, fertilizers, treated timber), and may result in the generation of small amounts of hazardous wastes. Appropriate measures to prevent, minimize, and control spills of hazardous materials must be taken and generated hazardous and non-hazardous wastes are required to be disposed in accordance with applicable Federal, state and local regulations.
- To reduce potential short term effects to air quality from construction related activities, the contractor should use BMPs to reduce fugitive dust generation and diesel emissions. The contractor should water down construction areas when necessary to minimize particulate matter and dust. To reduce emission criteria pollutants, fuel-burning equipment running times should be kept at a minimum and engines should be properly maintained.

Conclusion

The results of these evaluations, as well as consultations and input from other federal and state agencies, are presented in the 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

