

BILOXI PUBLIC WORKS FACILITY PROJECT DELAUNEY-ESTERS

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PROJECT NO.
7087.001

2008



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CITY OF BILOXI NEW PUBLIC WORKS COMPLEX PROJECT DELAUNEY-ESTERS PARCELS HARRISON COUNTY, MISSISSIPPI FEMA-1604-DR-MS

The City of Biloxi has applied to the Federal Emergency Management Agency (FEMA) for assistance with a construction project for the proposed new Biloxi Public Works Complex in Biloxi, Harrison County, Mississippi.

Prior to Hurricane Katrina, the City of Biloxi Public Works Department utilized six buildings at four locations in the city. Hurricane Katrina destroyed four of the buildings: The Fleck Wire Building at 275 Oak Street, the Old City Barn at 311 Division Street, the Old City Barn Quonset Hut at 311 Division Street, and the Lighthouse Fishing Dock Maintenance Facility at Lee Street and Bayview Street. Total combined area of the four destroyed building was approximately 50,503 square feet. These four buildings were located within the 100-year floodplain or within the 500-year floodplain (Flood Zones AE and B, respectively). Damages to the buildings exceeded the 50% repair/replacement ratio, meeting FEMA's criteria for demolition and replacement.

In addition, two Public Works buildings at 780 Esters Boulevard suffered damages below the 50% repair/replacement ratio: the Public Works Building, fence and block wall, and the Public Works Garage.

FEMA proposes to provide assistance for this project through the Public Assistance Program (PA) under the Presidential Disaster Declaration FEMA-1604-DR-MS.

In accordance with 44 Code of Federal Regulations (CFR) for FEMA, Subpart B, Agency Implementing Procedures, Part 10.9, an Environmental Assessment (EA) was prepared pursuant to Section 102 of the National Environmental Policy Act (NEPA) of 1969, as implemented by the regulations promulgated by the President's Council on Environmental Quality (40 CFR Parts 1500-1508). The purpose of the EA is to analyze the potential environmental impacts of the construction project, and to determine whether to prepare an Environmental Impact Statement (EIS) or a Finding of No Significant Impact (FONSI). In the EA process, FEMA considered two alternatives, the No Action Alternative and the Proposed Action Alternative.

Under the Proposed Action Alternative, the City of Biloxi proposes to replace and consolidate the destroyed and damaged Public Works facilities by constructing four new buildings on Parcels 1410F-03-104.000, 1410F-03-105.001, 1410F-06-018.000, 1410F-06-019.000, 1410F-06-020.000, 0001410F-06-021.000, and 1410F-06-022.000, located at the northeast and northwest corners of the intersection of Delauney Street and Esters Boulevard in Biloxi, Mississippi. The new buildings will include a 24,200-square foot Public Works facility building, a 16,200-square foot warehouse, a 6,300-square foot shop building, and a 10,400-square foot vehicle maintenance

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ABFE	Advisory Base Flood Elevation
ACHP	Advisory Council on Historic Preservation
amsl	above mean sea level
APE	Area of Potential Effects
BMP	Best Management Practice
BFE	Base Flood Elevation
CAA	Clean Air Act
CDBG	Community Development Block Grant
CEQ	Council on Environmental Quality
CFR	Code of Federal Regulations
CO	carbon monoxide
CWA	Clean Water Act
CZMA	Coastal Zone Management Act
dB	decibel
DNL	Day-Night Average Sound Level
EA	Environmental Assessment
EO	Executive Order
EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FPPA	Farmland Protection Policy Act
MDAH	Mississippi Department of Archives and History
MDEQ	Mississippi Department of Environmental Quality
MDMR	Mississippi Department of Marine Resources
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NFIP	National Flood Insurance Program
NHPA	National Historic Preservation Act
NISTAC	Nationwide Infrastructure Support Technical Assistance Consultants
NOAA	National Oceanic and Atmospheric Administration
NO ₂	nitrogen dioxide
NPDES	National Pollutant Discharge Elimination System
NRCS	National Resources Conservation Service
NRHP	National Register of Historic Places
NWI	National Wetlands Inventory

O ₃	ozone
OSHA	Occupational Safety and Health Administration
Pb	Lead
PM _{2.5}	particulate matter less than 2.5 microns
PM ₁₀	particulate mater less than 10 microns
RCPs	reinforced concrete pipes
SFHA	Special Flood Hazard Area
SHPO	State Historic Preservation Office
SO ₂	sulfur dioxide
SWPPP	Stormwater Pollution Prevention Plan
THPO	Tribal Historic Preservation Office
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
VOC	Volatile Organic Compound

1.0 INTRODUCTION

Hurricane Katrina made landfall on the southeastern coast of Louisiana and the southwestern coast of Mississippi on August 29, 2005, with maximum sustained winds of 140 mph. Hurricane-force winds extended outward up to 105 miles from the center of the storm. Coastal storm surge flooding of 20 to 30 feet above normal tide levels, along with large and dangerous battering waves, occurred near and to the east of where the center of the storm made landfall. Widespread damage occurred, including beach erosion and damage and/or destruction of homes and infrastructure. A Presidential Disaster Declaration, FEMA-1604-DR-MS, was subsequently signed for Hurricane Katrina, making 81 Mississippi counties (including Harrison County) eligible for FEMA Public Assistance.

The City of Biloxi has submitted an application for Federal Emergency Management Agency (FEMA) funding under FEMA's Public Assistance program being administered in response to FEMA-1604-DR-MS for the proposed Biloxi Public Works Facility Construction Project.

In accordance with the Robert T. Stafford Disaster Relief and Emergency Assistance Act, PL 93-288, as amended and implementing regulations at 44 Code of Federal Regulations (CFR) Part 206, FEMA is required to review the environmental effects of the proposed action prior to making a funding decision. This Environmental Assessment (EA) has been prepared in accordance with FEMA's National Environmental Policy Act (NEPA) regulations found in 44 CFR Part 10.

2.0 PURPOSE AND NEED

Prior to Hurricane Katrina, the City of Biloxi Public Works Department utilized six buildings at four locations in the city, totaling approximately 82,173 square feet. Four Biloxi Public Works buildings totaling approximately 50,503 square feet were destroyed by Hurricane Katrina: the Fleck Wire Building at 275 Oak Street, which was used for Public Works Storage and Police Department seized and special equipment; the Old City Barn at 311 Division Street, which was used for storage of large equipment utilized for water and sewer projects; the Old City Barn Quonset Hut at 311 Division Street, which was used for storage of Mardi Gras stands; and the Lighthouse Fishing Dock Maintenance Facility at Lee Street and Bayview Street, which was used for the storage of Port and Harbor equipment. These four buildings were located within the 100-year floodplain or within the 500-year floodplain (Flood Zones AE and B, respectively). Damages to the buildings exceeded the 50% repair/replacement ratio, meeting FEMA's criteria for demolition and replacement.

Two other Biloxi Public Works buildings sustained damage during Hurricane Katrina: the Public Works Building, fence and block wall at 780 Esters Boulevard and the Public Works Garage, also at 780 Esters Boulevard.

Biloxi Public Works currently operates out of the two remaining damaged Public Works buildings (totaling 31,670 square feet) located at 780 Esters Boulevard. Due to the reduction in space, city equipment is stored outdoors at several lots throughout the city, causing a hardship.

A new, consolidated Public Works Complex is required to replace the area and capacity lost due to Hurricane Katrina.

3.0 ALTERNATIVES

This section describes the alternatives that were considered in addressing the purpose and need stated in Section 2 above. Two alternatives were evaluated: the No Action Alternative and the Proposed Action Alternative, construction of the new Biloxi Public Works facility.

Alternative 1: No Action

Under the No Action Alternative, the City of Biloxi would not rebuild a new Public Works facility. The Public Works Department would continue to operate out of the two existing damaged buildings, causing a hardship.

Alternative 2: Construct the Biloxi Public Works Facility (Proposed Action)

Under the Proposed Action Alternative, the City of Biloxi proposes to replace and consolidate the destroyed and damaged Public Works facilities by constructing four new buildings on parcels located at the northeast and northwest corners of the intersection of Delauney Street and Esters Boulevard in Biloxi, Mississippi. The new buildings will include a 24,200-square foot Public Works facility building, a 16,200-square foot warehouse, a 6,300-square foot shop building, and a 10,400-square foot vehicle maintenance building.

Construction of New Facility

The project location consists of approximately 4 acres located on seven parcels in Section 27, Township 7 South, Range 9 West, Harrison County, Mississippi, latitude 30°23'57.6" North, longitude 88°53'16.8" West. The Tax Assessor's Parcel Numbers for the site are 1410F-03-104.000, 1410F-03-105.001, 1410F-06-018.000, 1410F-06-019.000, 1410F-06-020.000, 0001410F-06-021.000, and 1410F-06-022.000.

The site is bounded on the north by a vacant wood-frame building at 236 Delauney Street, and residences at 229 Delauney Street and at 235 Lameuse Street; on the east by residences at 217, 223, 225, 227 and 233 Lameuse Street and by commercial (health care) offices at 209 and 201 Lameuse Street; on the south by Esters Boulevard, then railroad tracks and then the Harrison County Health Department at 761 Esters Boulevard and Cableone Inc. at 786 Esters Boulevard; and on the west by F & F Distributing at 211 Magnolia Street and residences at 222, 224 and 228 Magnolia Street.

The project site is not currently located in a Special Flood Hazard Area (SFHA) or Coastal Barrier Resources System (RS). However, FEMA has released the new DFIRMs that will become effective later this year, and the property will then be located in the SFHA with a base flood elevation of 17' amsl. The new buildings will be constructed in compliance with the new DFIRMs.

4.0 AFFECTED ENVIRONMENT AND IMPACTS

The following table summarizes the potential impacts of the Proposed Action Alternative and conditions or mitigation measures to offset those impacts. Following the summary table, any areas where potential impacts were identified will be discussed in greater detail.

Table 1: Summary of Site Reconnaissance Observations

Affected Environment	Impacts	Mitigation
Geology and Soils	No impacts to geology. Short-term impacts to soil during the construction period.	Appropriate Best Management Practices (BMPs), such as installing silt fences and revegetating bare soils immediately upon completion of construction to stabilize soils. No Farmland Conversion Impact Rating Form (AD-1006) is required since the project is located within city limits.
Surface Water	Short-term impacts to surface water would occur during the construction period due to soil erosion.	A Stormwater Pollution Prevention Plan (SWPPP) and a National Pollutant Discharge Elimination System (NPDES) permit must be obtained prior to construction; appropriate best management practices (BMPs), such as installing silt fences and revegetating bare soils, would minimize runoff.
Floodplains	Project site is located in a Proposed Special Flood Hazard Area, with base flood elevation of 17 feet amsl.	Finished floor elevation of the proposed structures will be built to at least 17 feet amsl, to comply with federal floodplain regulations.
Waters of the U.S. Including Wetlands	No waters of the United States or wetlands occur on the proposed project site.	None

Transportation	Minor short-term increase in the volume of construction traffic on roads in the immediate vicinity of the proposed project site.	Construction vehicles and equipment would be stored on-site during project construction and appropriate signage would be posted on affected roadways.
Public Health and Safety	No impacts to public health and safety are anticipated.	All construction activities would be performed using qualified personnel and in accordance with the standards specified in Occupational Safety and Health Administration (OSHA) regulations; appropriate signage and barriers would be in place prior to construction activities to alert pedestrians and motorists of project activities.
Hazardous Materials	A localized area of surficial soil contamination was identified on Parcel B of the project location during a Phase II Environmental Site Assessment conducted by Neel-Schaffer, Inc. in July 2008.	The affected soil (which was impacted by motor oil) will be removed and properly disposed of in accordance with all applicable local, state and federal regulations.
Socioeconomic Resources	No adverse socioeconomic impacts are anticipated.	None
Environmental Justice	No disproportionately high or adverse effect on minority or low-income populations is anticipated.	None
Air Quality	Short-term impacts to air quality would occur during the construction period; no adverse long-term impacts are anticipated.	Construction contractors would be required to water down construction areas when necessary; fuel-burning equipment running times would be kept to a minimum; engines would be properly maintained.
Noise	Short-term impacts to noise would occur at the proposed project site during the construction period.	Construction would take place during normal business hours. Equipment would be maintained to meet all local, state, and federal noise regulations.

Biological Resources	There are no listed species or their habitats found on the project site.	None
Cultural Resources	No properties listed in or eligible for listing in the National Register for Historic Places will be affected.	None

4.1 Geology and Soils

According to the 1969 Geologic Map of Mississippi”, published by the Mississippi Geological Survey, geologic units at the site have been mapped as undifferentiated Holocene coastal deposits, consisting of sand, loam, gravel and clay.

The proposed project site contains soil consisting predominantly of Harleston fine sandy loam (HIA) and Latonia loamy sand (Lt). The Harleston series consists of deep, moderately well drained moderately permeable soils. They formed in marine or stream deposits consisting of thick beds of sandy loam. The Latonia series consists of deep, well drained moderately rapid permeable soils. They formed in marine or alluvial sediments that are loamy in the upper part and sandy in the lower part.

The Farmland Protection Policy Act (FPPA) states Federal agencies must “minimize the extent to which Federal programs contribute to the unnecessary conversion of farmland to nonagricultural uses.” Both the Harleston series and the Latonia series are classified as prime farmland within Harrison County (USDA/NRCS, Harrison County office, personal communication with Mr. Tyree Harrington on July 28, 2008). However, a Farmland Conversion Impact Rating Form (AD-1006) is not be required (USDA/NRCS, 2007b) because the project location is located within the city limits of Biloxi in an urban area.

No Action Alternative- Under the No Action Alternative, no impacts to geology or soils are anticipated because no construction would occur.

Proposed Action Alternative – Under the Proposed Action Alternative, no impacts to geology are anticipated; short-term impacts to soils are anticipated during the construction period. Appropriate BMPS would be used, such as installing silt fences and revegetating bare soils immediately upon completion of construction to stabilize soils.

4.2 Water Resources

4.2.1 Surface Water

The Clean Water Act (CWA), as amended in 1977, established the basic framework for regulating discharges of pollutants into the waters of the United States.

Based on review of the United States Geological Survey (USGS) *Biloxi, MS 7.5-Minute Series* Topographic Map dated 1992, site elevation ranges from approximately 20’ to 15’ amsl, sloping gently towards the north. Surface water within the proposed project site drains north-northeast towards via natural topography and underground stormwater drainage pipes. There is one stormwater inlet on the project site.

No Action Alternative- Under the No Action Alternative, no impacts to surface water are anticipated because no construction would occur.

Proposed Action Alternative – Under the Proposed Action Alternative, short-term impacts to the surface water may occur during the construction period due to soil erosion. The applicant would be required to obtain an approved SWPPP and a NPDES permit prior to start of construction. To reduce impacts to surface water, the applicant would implement appropriate BMPs, such as installing silt fences and revegetating bare soils.

4.2.2 Floodplains

Executive Order (EO) 11988 (Floodplain Management) requires Federal agencies to avoid direct or indirect support of development within the 100-year floodplain whenever there is a practicable alternative. FEMA uses Flood Insurance Rate Maps (FIRMS) to identify the regulatory 100-year floodplain for the National Flood Insurance Program (NFIP).

Based on information provided by Mr. Richard Stickler, CFM, Floodplain Administrator for the City of Biloxi, the 2.2-acre proposed project location is currently not located within the Special Flood Hazard Area (SFHA). However, based on the new Digital Flood Insurance Rate Maps released by FEMA (which will become effective later this year), the property will be in a SFHA with a base flood elevation of 17' amsl.

A letter of documentation provided by Mr. Stickler is provided in Appendix B of this report.

No Action Alternative- Under the No Action Alternative, no impacts to the floodplain are anticipated because no construction would occur.

Proposed Action Alternative – Under the Proposed Action Alternative, the project would be constructed within SFHA AE. The building(s) would be constructed with a floor elevation of 21' amsl to comply with proposed federal floodplain regulations. The City of Biloxi would maintain flood insurance on the buildings.

4.2.3 Waters of the U.S. Including Wetlands

The U.S. Army Corps of Engineers (USACE) regulates the discharge of dredged or filled material into water of the U.S., including wetlands, pursuant to Section 404 of the Clean Water Act (CWA). Additionally, EO 11990 (Protection of Wetlands) required Federal agencies to avoid, to the extent possible, adverse impact of wetlands.

The USACE was contacted by letter of June 25, 2008, regarding this project. By letter of July 8, 2008, Mr. John McFadyen of the USACE indicated that the project location is upland, no wetlands are present, and that no permit would be required for this project. Documentation is enclosed in Appendix B of this report.

The Coastal Zone Management Act (CZMA) enables coastal states, including Mississippi, to designate state coastal zone boundaries and develop coastal management programs to improve protection of sensitive shoreline resources and guide sustainable use of coastal areas. According to the National Oceanic Atmospheric Administration (NOAA), the proposed project site is located within the Mississippi Coastal Zone (NOAA, 2007). The Mississippi Department of Marine Resources (MDMR) is the lead coastal management agency.

On July 15, 2008, Ms. Willa Henriksen, Bureau Chief of the MDMR Wetlands Permitting Program provided correspondence (attached in Appendix B) stating no objections to the project,

provided there are no direct or indirect impacts to coastal wetlands and no coastal program agency objects to the proposal.

No Action Alternative- Under the No Action Alternative, no impacts to waters of the U.S., including wetlands, would occur.

Proposed Action Alternative – No waters of the U.S., including wetlands, occur on the proposed project site. Therefore, under the Proposed Action Alternative, no impacts to waters of the U.S., including wetlands, would occur. Responses from the USACE Mobile District and from the MDMR indicate no agency objections.

4.3 Hazardous Materials

Neel-Schaffer, Inc. completed a Phase I Environmental Site Assessment (ESA) of the project property in June, 2008. The Phase I ESA is included under separate cover. Research of the history of the property indicated that former uses of the property include a sash, door and blind factory, a wrecker service facility and an auto junkyard. Part of the property (Parcel A, at 220 Delauney Street) was listed as a RCRA conditionally exempt hazardous waste generator. Due to the potential historic releases of petroleum products from junked vehicles, as well as the historic generation of hazardous wastes on the site, a recognized environmental condition (REC) was identified in the Phase I ESA report.

The Phase I ESA report contained a recommendation that a limited Phase II ESA, consisting of the collection and analysis of soil and groundwater samples, be conducted on the property in order to assess for the potential presence of petroleum products, solvents, and metals from historic site activities.

The Phase II ESA field activities were conducted on July 8, 2008. Seven soil borings were conducted on site, and four temporary monitoring wells were installed. Soil and groundwater samples were collected. Four surficial soil samples were analyzed for the eight Resource Conservation and Recovery Act (RCRA) metals. Four soil samples from the borings and four groundwater samples from the temporary monitoring wells were analyzed for the following parameters: volatile organic compound (VOC) analysis by Method 8260, total petroleum hydrocarbon (TPH) gasoline range organics (GRO) by Method 8015, polynuclear aromatic hydrocarbons (PAH) by Method 8270 SIM, and TPH diesel range organics (DROs) by Method 8015.

For all of the samples submitted for laboratory analysis, the target analytes were either below detection limits or were detected at concentrations below the Mississippi Department of Environmental Quality (MDEQ) Tier 1 Target Remediation Goals (TRGs), with the following two exceptions.

Lead was detected in the soil sample collected at a depth of 0 to 1 foot below ground surface (BGS) in Boring B-6 at a concentration of 420 mg/kg, slightly exceeding the MDEQ Tier 1 TRG of 400 mg/kg for lead. The sample was within the holding time for analysis, therefore, a duplicate portion of the same sample was analyzed for lead and the concentration was detected at 220 mg/kg, below the MDEQ Tier 1 TRG for lead. Therefore, this exceedence is not considered to represent a remediation liability.

A TPH DRO concentration of 780 mg/kg was detected in the soil sample collected at a depth of 0 to 3 feet BGS in Boring B-4, exceeding the MDEQ Tier 1 TRG of 300 mg/kg for TPH-DRO. The sample was within the holding time for analysis, therefore, a duplicate portion of the same

sample was analyzed for TPH-DRO and the concentration was detected at 1,600 mg/kg. According to Environmental Science Corporation laboratory chemists, their interpretation of the TPH-DRO gas chromatograph indicates the contaminant detected consists of motor oil, and possibly some minor amounts of weathered diesel.

No Action Alternative- Under the No Action Alternative, no construction would occur and there would be no impacts to hazardous materials.

Proposed Action Alternative – Under the Proposed Action Alternative, the localized area of surficial soil contamination at the location of boring B-4 would be delineated, removed by excavation, and disposed of at an MDEQ-approved facility.

4.4 Transportation

The proposed project site is located at the northeast corner of the intersection of Esters Boulevard and Delauney Street. Esters Boulevard is a two-lane urban boulevard, bisected by the railroad tracks, and Delauney Street is a two-lane urban roadway.

No Action Alternative- Under the No Action Alternative, no construction would occur and there would be no impacts to transportation.

Proposed Action Alternative – Under the Proposed Action Alternative, minor short-term impacts to transportation, site access, or traffic levels would occur during the construction period. Construction will take place during normal business hours. To mitigate potential delays, construction vehicles and equipment would be stored on-site during project construction, appropriate signage would be posed on affected roadways and barriers would be in place prior to construction activities to alert pedestrians and motorists of project activities.

4.5 Environmental Justice

EO 12898 (Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations) mandates that Federal agencies identify and address, as appropriate, disproportionately high and adverse human health or environmental effects of their programs policies, and activities on minority and low-income populations. Socioeconomic and demographic data for the project area were analyzed to determine if a disproportionate number of minority or low-income persons have the potential to be adversely affected by the proposed project.

No Action Alternative- Under the No Action Alternative, there would be no disproportionately high or adverse effect on minority or low-income populations.

Proposed Action Alternative – Under the Proposed Action Alternative, there would be no disproportionately high or adverse effects on minority or low-income populations. The entire population of the City of Biloxi would benefit from an improved and consolidated Public Works Department.

4.6 Air Quality

The Clean Air Act (CAA) requires that states adopt ambient air quality standards. The standards have been established in order to protect the public from potentially harmful amounts of pollutants. Under the CAA, the U.S. Environmental Protection Agency (EPA) establishes primary and secondary air quality standards. Primary air quality standards protect the public health, including the health of “sensitive populations, such as people with asthma, children, and older adults.” Secondary air quality standards protect public welfare by promoting ecosystems health, and preventing decreased visibility and damage to crops and buildings. EPA has set national ambient air quality standards (NAAQS) for the following six criteria pollutants; ozone (O₃), particulate matter (PM_{2.5}, PM₁₀), nitrogen dioxide (NO₂), carbon monoxide (CO), sulfur dioxide (SO₂), and lead (Pb). The Mississippi Department of Environmental Quality (MDEQ) monitors all of these except lead and carbon monoxide. These were monitored in the past; however, because the concentrations were so much lower than the air quality standard, it was determined by EPA and MDEQ that lead and carbon monoxide no longer needed to be monitored. According to MDEQ, the entire state of Mississippi is classified as in attainment with all Federal ambient air quality standards, meaning that criteria air pollutants do not exceed the NAAQS (MDEQ, 2008).

No Action Alternative- Under the No Action Alternative, no impacts to air quality are anticipated since no construction would occur.

Proposed Action Alternative – Under the Proposed Action Alternative, short-term impacts to air quality would occur during the construction period but would not be substantial enough to affect the attainment status of the six priority pollutants. To mitigate short-term impacts to air quality, construction contractors would be required to water down construction areas when necessary. Emissions from fuel-burning internal combustion engines (heavy equipment) could temporarily increase the levels of the criteria pollutants, including CO, NO₂, O₃, PM_{2.5} and PM₁₀, as well as non-criteria pollutants such as volatile organic compounds (VOCs). To reduce the emission of criteria pollutants, fuel-burning equipment running times would be kept to a minimum and engines would be properly maintained.

4.7 Noise

Noise is generally defined as unwanted sound. Sound is most commonly measured in decibels (dB) on the A-weighted scale, which is the scale most similar to the range of sounds that the human ear can hear. The Day-Night Average Sound Level (DNL) is an average noise level over a 24-hour period. The DNL descriptor is accepted by Federal agencies as a standard for estimating sound impacts and establishing guidelines for compatible land uses. EPA guidelines, and those of many other Federal agencies, state that outdoor sound levels in excess of 55 dB DNL are “normally unacceptable” for noise-sensitive land uses such as residences, schools, or hospitals.

No Action Alternative- Under the No Action Alternative, no impacts to noise are anticipated since no construction would occur.

Proposed Action Alternative – Under the Proposed Action Alternative, short-term impacts in noise levels would occur during the construction period. To reduce noise levels during that period, construction activities would take place during normal business hours. Equipment and machinery installed at the proposed site would meet all local, state and federal noise regulations.

4.8 Biological Resources

The U.S. Fish and Wildlife Service (USFWS) lists the following federally endangered (E) and threatened (T) species for Harrison County. Additional designations are as follows: (P) indicates Potential to occur; (C) indicates Candidate, CH indicates listed with critical habitat, and (DPS) indicates Distinct Vertebrate Population.

(source:<http://www.fws.gov/southeast/es/Countylists.htm>)

- E – West Indian manatee Trichechus manatus (P)
- E – Red-cockaded woodpecker Picoides borealis
- T – Bald eagle Haliaeetus leucophalus (Proposed to be delisted)
- T – Eastern indigo snake Drymarchon corais couperi (P)
- E – Brown pelican Pelecanus occidentalis
- T – Gopher tortoise Gopherus polyphemus
- T – Louisiana black bear Ursus a. luteolus
- TCH – Piping Plover Charadrius melodus
- E – Kemp’s ridley Lepidochelys kempii
- T – Green turtle Chelodania mydas (P)
- T – Loggerhead turtle Caretta caretta
- E – Louisiana quillwort Isoetes louisianensis
- E – Mississippi gopher frog Rana capito sevosa (DPS)
- C – Black pine snake Pituophis mealanoleucus ssp. Lodingi
- TCH- Gulf sturgeon, Acipenser oxyrhynchus desotoi
- E- Alabama red-bellied turtle Psuedemys Alabamensis

By letter of June 25, 2008, Ms. Kathy W. Lunceford, Fish and Wildlife Biologist, stated that there are no listed species or their habitats found on the project site. Correspondence is attached in Appendix B.

No Action Alternative- Under the No Action Alternative, there would be no impacts to biological resources because no construction would occur.

Proposed Action Alternative – The proposed project site is disturbed, having been previously developed, and most of the surface was covered by pavement or gravel surfacing prior to commencement of this project. Impacts to biological resources would be minimal. No listed threatened or endangered species were determined to occur on the project site.

4.9 Cultural Resources

Section 106 of the National Historic Preservation Act (NHPA), as amended, and implemented by 36 CFR Part 800, requires Federal agencies to consider the effects of their actions on historic properties and provide the Advisory Council on Historic Preservation (ACHP) an opportunity to

comment on Federal Projects that will have an effect on historic properties prior to implementation. Historic properties are defined as archeological sites, standing structures, or other historic resources listed in or eligible for listing in the National Register of Historic Places (NRHP).

By letter of July 7, 2008, Mr. Jim Woodrick, Review and Compliance Officer for the Mississippi Department of Archives and History (MDAH), stated that no properties listed in or eligible for listing in the National Register of Historic Places will be affected, and therefore, the MDAH has no objections to the project. Correspondence is attached in Appendix B.

By letter of July 7, 2008, Mr. Kenneth H. Carleton, Tribal Historic Preservation Officer (THPO) of the Mississippi Band of Choctaw Indians, was contacted for comments on the proposed project. No response was received from Mr. Carleton. Correspondence is attached in Appendix B.

By letter of July 7, 2008, Mr. Terry Cole, THPO of the Choctaw Nation of Oklahoma, was contacted for comments on the proposed project. No response was received from Mr. Cole. Correspondence is attached in Appendix B.

No Action Alternative- Under the No Action Alternative, no impacts to archaeological or cultural resources are anticipated because no site construction would occur.

Proposed Action Alternative – Under the Proposed Action Alternative, no impacts to archaeological or cultural resources are anticipated. If archeological artifacts or human remains were to be inadvertently discovered during the construction period, the applicant would stop work in the vicinity of the discovery and take all reasonable measures to avoid or minimize further harm to the finds. Work would not proceed until FEMA Historic Preservation staff complete consultation with the SHPO and the THPO.

5.0 CUMULATIVE IMPACTS

According to the Council on Environmental Quality (CEQ) regulations, cumulative impacts represent the “impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions, regardless of what agency (Federal or non-Federal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time (40 CFR 1508.7).” In accordance with NEPA and to the extent reasonable and practical, this EA considered the combined effect of the Proposed Action Alternative and other actions occurring or proposed in the vicinity of the proposed project site.

The City of Biloxi and the entire Mississippi Gulf coast continue the recovery efforts after the extensive property damage caused by Hurricane Katrina. The recovery efforts in Biloxi include reconstruction of infrastructure, commercial and municipal buildings, and homes. These projects in combination with the proposed project may have a cumulative temporary impact on air quality and surface water by increasing criteria pollutants and increasing erosion potential during construction activities. No other cumulative effects are anticipated.

6.0 PUBLIC INVOLVEMENT

FEMA is the lead Federal agency for conducting the NEPA compliance process for the construction of the new Biloxi Public Works Facility in Biloxi, Mississippi. It is the goal of the lead agency to expedite the preparation and review of NEPA documents and to be responsive to

the needs of the community and the purpose and need of the proposed action while meeting the intent of NEPA and complying with all NEPA provisions.

The City of Biloxi notified the public of the availability of the draft EA through publication of a public notice in a local newspaper. The public notice was published on August 23, 2008 and on August 30, 2008 in *The Sun Herald* (see Appendix C). FEMA conducted an expedited public comment period on the initial date of publication of the public notice and ending on September 8, 2008. No comments from the public were received.

7.0 AGENCY COORDINATION AND PERMITS

The following agencies and organizations were contacted by letter requesting project review during the preparation of this EA.

- City of Biloxi Floodplain Administrator
- U.S. Department of Agriculture, Natural Resources Conservation Service
- U.S. Environmental Protection Agency, Region 4, Water Management Division
- U.S. Fish and Wildlife Service, Jackson Field Office
- U.S. Army Corps of Engineers, Mobile District
- Mississippi Department of Archives and History
- Mississippi Department of Environmental Quality, Air Toxics Branch
- Tribal Historic Preservation Officer, Mississippi Band of Choctaw Indians
- Tribal Historic Preservation Officer, Choctaw Nation of Oklahoma
- Mississippi Department of Marine Resources, Bureau of Wetlands Permitting

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

8.0 CONCLUSIONS

No impacts to geology, floodplains, water of the United States including wetlands, public health and safety, socioeconomic resources, environmental justice, or cultural resources are anticipated with the Proposed Action Alternative. The Proposed Action Alternative would involve the excavation and disposal of a localized area of surficial soil that has been impacted by motor oil. During the construction period, minor, short-term impacts to soils, transportation, surface water, air quality, and noise are anticipated. All short-term and minor impacts will require conditions to minimize and mitigate impacts to the proposed project site and surrounding areas.

REFERENCES

Environmental Protection Agency (EPA) 2008

<http://www.epa.gov/Region4/water/groundwater/r4ssa.html>. Accessed June 27, 2008.

Mississippi Department of Environmental Quality (MDEQ) 2007.

<http://www.deq.state.ms.us/MDEQ.nsf/page/AirNewQualityStandardsandAttainment?OpenDocument>. Accessed July 28, 2008.

Neel-Schaffer, Inc. Phase I Environmental Site Assessment, Delauney-Esters Parcels, Biloxi, Mississippi June 2008.

Neel-Schaffer, Inc. Phase II Environmental Site Assessment, Delauney-Esters Parcels, Biloxi, Mississippi July 2008.

National Oceanic and Atmospheric Administration (NOAA). 2008. State Coastal Zone Boundaries.

<http://coastalmanagement.noaa.gov/mystate/docs/StateCZBoundaries.pdf#search=%2coastal%20zone%20%20mississippi%20noaa%22>. Accessed June 27, 2008

U.S. Department of Agriculture, National Resources Conservation Service (USDA/NRCS) 2008

<http://websoilsurvey.nrcs.usda.gov/app/>. Accessed June 27, 2008.

U.S. Fish and Wildlife Service 2008

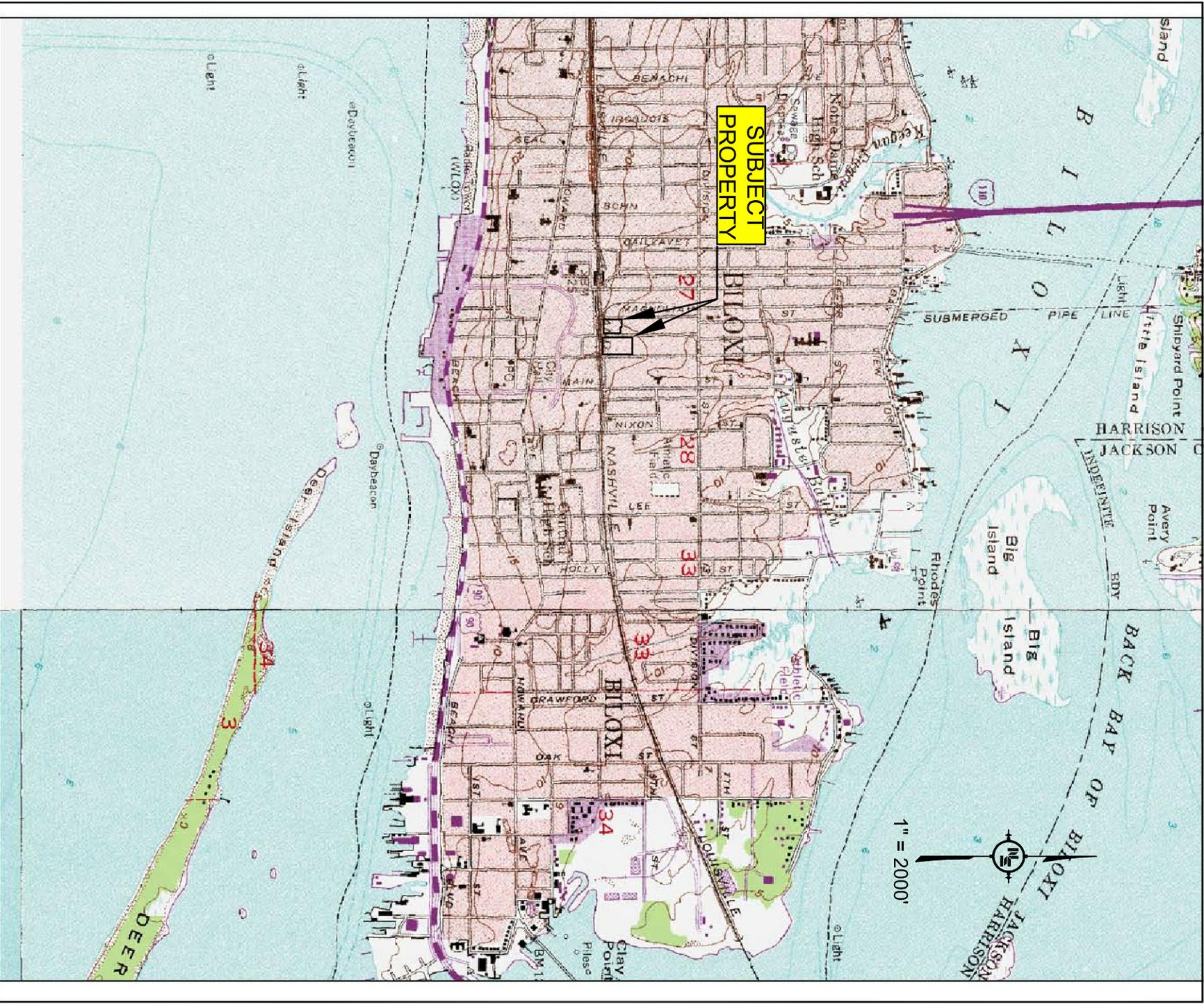
<http://www.fws.gov/southeast/es/countylists.htm> Accessed June 27, 2008

U.S. Geological Survey (USGS). 1992. Biloxi (MS) Quadrangle, 7.5-Minute Series Topographic Map.

APPENDIX A

FIGURES

FIGURE 1
SITE LOCATION MAP



MAGNOLIA ST

DELAUNEY ST

LAMEUSE ST

CITY OF BILOXI
1410F-06-018.000
0.11 ACRES

CITY OF BILOXI
1410F-06-019.000
0.11 ACRES

CITY OF BILOXI
1410F-06-020.000
0.12 ACRES

CITY OF BILOXI
1410F-06-021.000
0.10 ACRES

CITY OF BILOXI
1410F-06-022.000
1.36 ACRES

COASTAL PROPERTY
MANAGEMENT SERVICE
1410F-03-104.000
1.10 ACRES

GREGORY GREENWELL
1410F-03-105.001
1.05 ACRES

ESTERS BLVD

ESTERS BLVD

Legend

 Streets

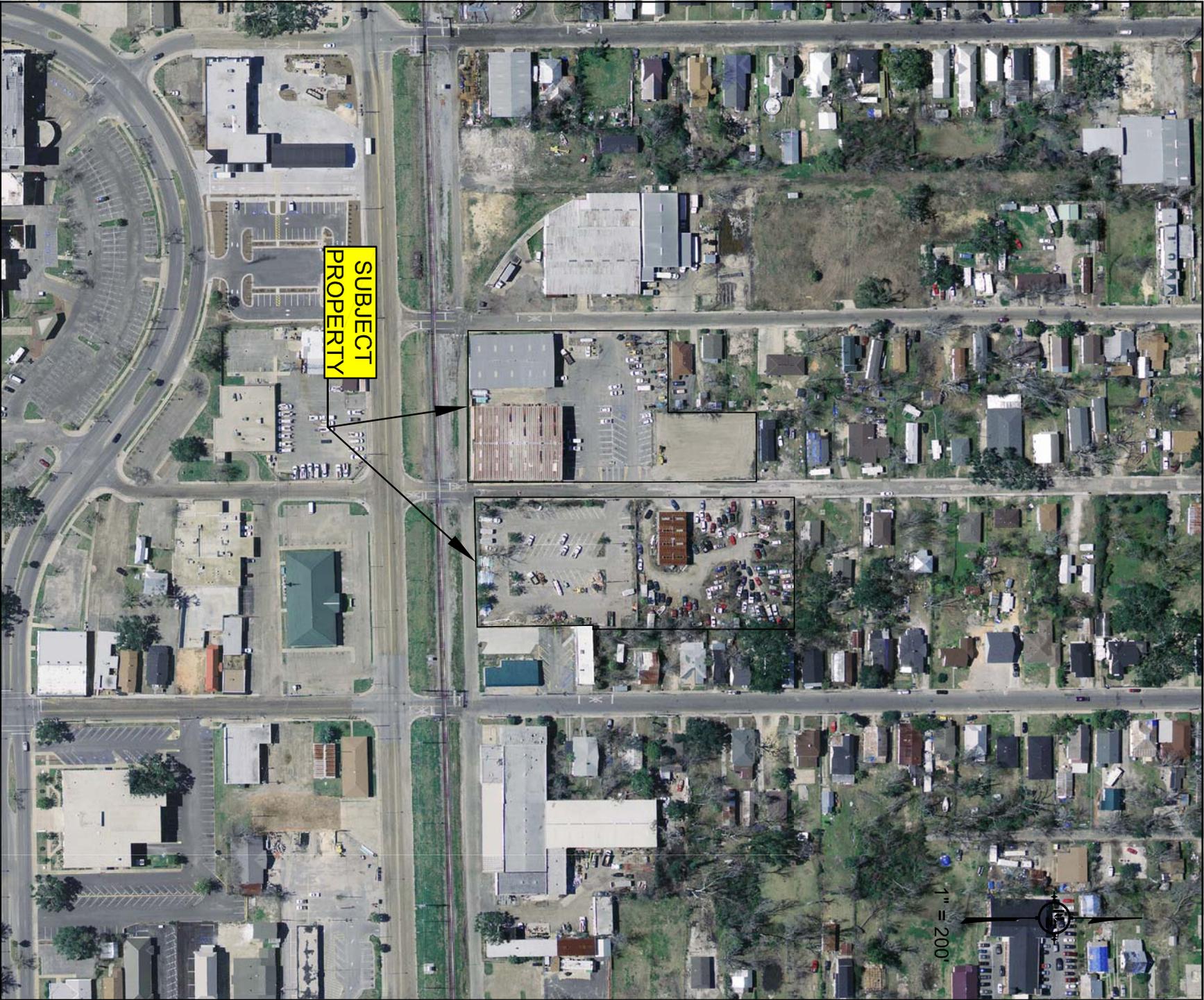
 Property Lines

Public Works,
Engineering Division



FIGURE 2

2007 AERIAL PHOTOGRAPH



APPENDIX B

AGENCY COORDINATION

CORRESPONDENCE
UNITED STATES DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

June 26, 2008
N-S Project No. 7087.001

Mr. Tyree Harrington
U.S. Department of Agriculture
Natural Resources Conservation Service
12238 Ashley Drive
Gulfport, MS 39503

REFERENCE: PROPOSED NEW PUBLIC WORKS FACILITY
DELAUNEY-ESTERS PARCELS
PARCEL NO. 1410F-03-104.000 and 1410F-03-105.001
BILOXI, (HARRISON COUNTY) MISSISSIPPI

Dear Mr. Harrington:

A *Farmland Protection Policy Act* determination is requested from your office to complete a draft environmental assessment for FEMA for the above referenced project. Attached you will please find a topographic map depicting the location of the proposed project, as well as a site plan.

The City of Biloxi is applying for FEMA funding for the construction of a new public works facility at the referenced project location.

Please do not hesitate to contact me at 228-466-5155 should you need any additional information or have any questions. I appreciate your assistance with this matter.

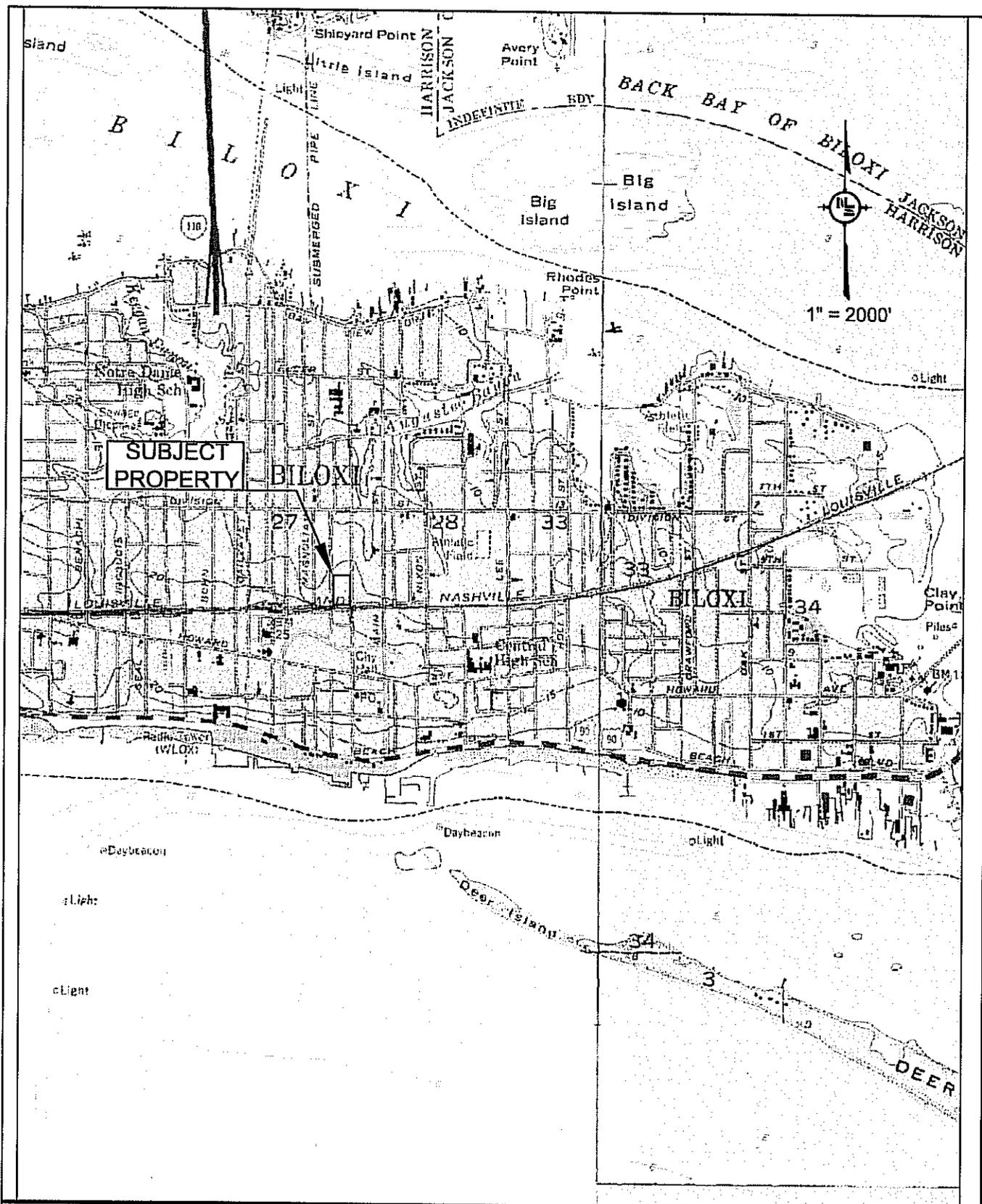
Sincerely,

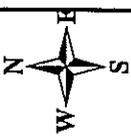
NEEL-SCHAFFER, INC.



Alane C. Young, RPG
Environmental Science Project Manager

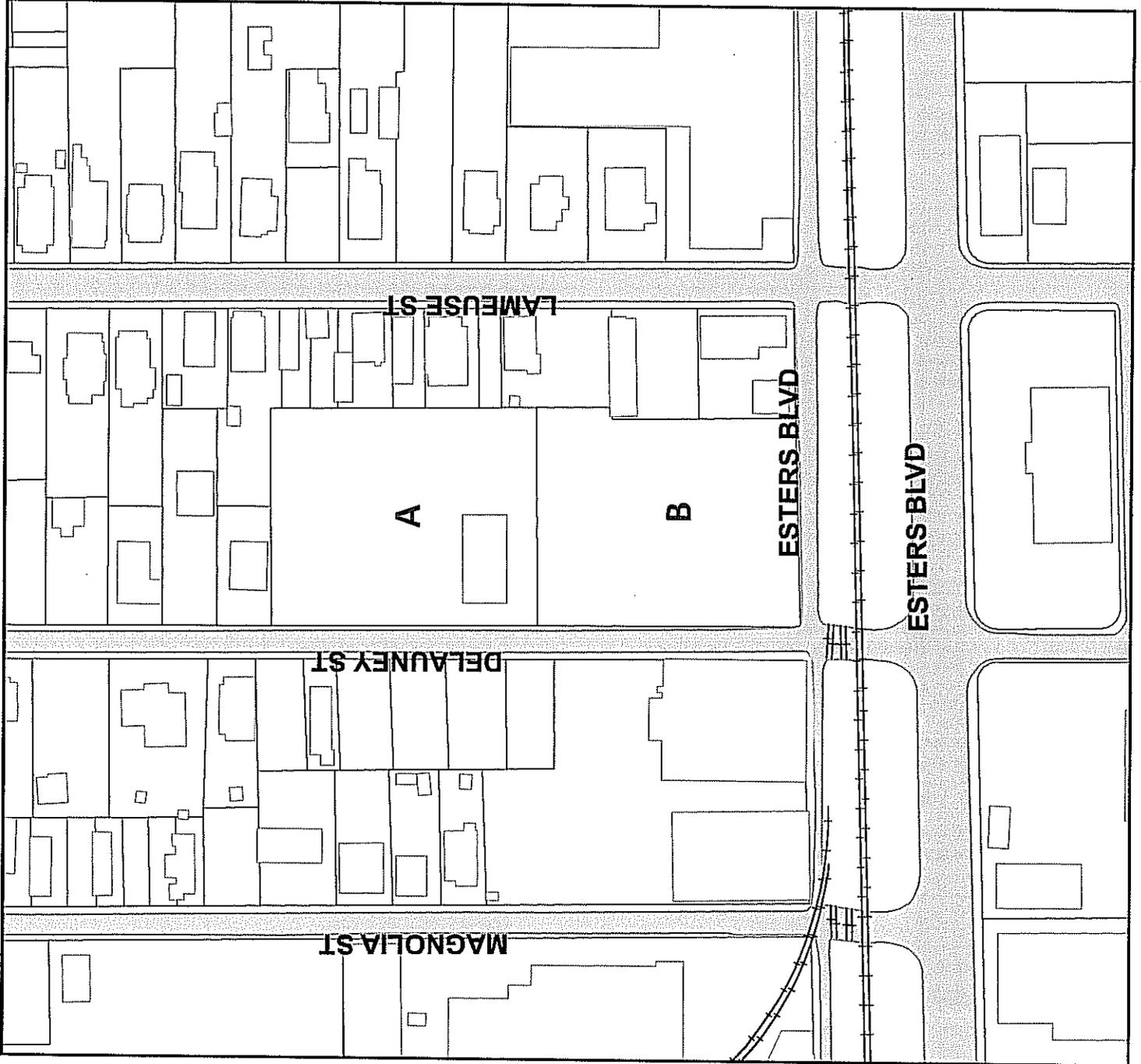
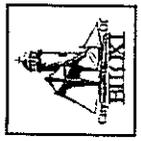
Enclosure or Attachment: Site location map and site plan





A. COASTAL PROPERTY
MANAGEMENT SERVICE
220 DELAUNEY ST.
BILOXI, MS 39530
PARCEL NO:
1410F-03-104.000

B. GREGORY D. GREENWELL
220 DELAUNEY ST.
BILOXI, MS 39530
PARCEL NO:
1410F-03-105.001



United States Department of Agriculture



Natural Resources Conservation Service
113 Fairfield Drive, Suite 110
Hattiesburg, MS 39402
(601)296-1173 (phone)
(601)296-1253 (fax)

Subject: LESA Site Assessment, Harrison Co.

Date: Aug. 4, 2008

To: Alane C. Young, RPG
Environmental Science Project Manager
NEEL-SCHAFFER
833 Highway 90, Suite 13
Bay St. Louis, MS 39520

Thank you for the opportunity to review your proposed Biloxi Public Works Facility Project in Harrison Co.

Attached is the Farmland Conversion Impact Rating for the proposed project. This site is all within the city limits of Biloxi. Therefore no conversion of prime farmland will occur for this project.

If I can be of farther assistance call me at 601-296-1173.

A handwritten signature in blue ink that reads "Ralph M. Thornton".

Ralph M. Thornton
Area Soil Scientist

cc: Wesley Kerr, AC, Hattiesburg, MS
Tyree Harrington, Lead DC, Gulfport, MS

FARMLAND CONVERSION IMPACT RATING

PART I (To be completed by Federal Agency)		Date Of Land Evaluation Request 6/26/08			
Name Of Project Proposed new Biloxi Public Works Facility		Federal Agency Involved City of Biloxi/FEMA			
Proposed Land Use Public Works Facility		County And State Harrison County, Mississippi			
PART II (To be completed by NRCS)		Date Request Received By NRCS 7/30/08			
Does the site contain prime, unique, statewide or local important farmland? (If no, the FPPA does not apply -- do not complete additional parts of this form).		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Acres Irrigated 0	Average Farm Size 60
Major Crop(s) Beef Cattle & Hay	Farmable Land In Govt. Jurisdiction Acres: 145,102 % 47	Amount Of Farmland As Defined In FPPA Acres: 145,102 % 47			
Name Of Land Evaluation System Used L.E.S.A.	Name Of Local Site Assessment System None	Date Land Evaluation Returned By NRCS 8/4/08			
PART III (To be completed by Federal Agency)		Alternative Site Rating			
		Site A	Site B	Site C	Site D
A. Total Acres To Be Converted Directly		2.2			
B. Total Acres To Be Converted Indirectly					
C. Total Acres In Site		2.2	0.0	0.0	0.0
PART IV (To be completed by NRCS) Land Evaluation Information					
A. Total Acres Prime And Unique Farmland		0.0			
B. Total Acres Statewide And Local Important Farmland		0.0			
C. Percentage Of Farmland In County Or Local Govt. Unit To Be Converted		0.0			
D. Percentage Of Farmland In Govt. Jurisdiction With Same Or Higher Relative Value					
PART V (To be completed by NRCS) Land Evaluation Criterion					
Relative Value Of Farmland To Be Converted (Scale of 0 to 100 Points)		0	0	0	0
PART VI (To be completed by Federal Agency)					
Site Assessment Criteria (These criteria are explained in 7 CFR 658.5(b))	Maximum Points				
1. Area In Nonurban Use	0				
2. Perimeter In Nonurban Use	0				
3. Percent Of Site Being Farmed	0				
4. Protection Provided By State And Local Government	0				
5. Distance From Urban Builtup Area	0				
6. Distance To Urban Support Services	0				
7. Size Of Present Farm Unit Compared To Average	0				
8. Creation Of Nonfarmable Farmland	0				
9. Availability Of Farm Support Services	0				
10. On-Farm Investments	0				
11. Effects Of Conversion On Farm Support Services	0				
12. Compatibility With Existing Agricultural Use					
TOTAL SITE ASSESSMENT POINTS	160	0	0	0	0
PART VII (To be completed by Federal Agency)					
Relative Value Of Farmland (From Part V)	100	0	0	0	0
Total Site Assessment (From Part VI above or a local site assessment)	160	0	0	0	0
TOTAL POINTS (Total of above 2 lines)	260	0	0	0	0
Site Selected:	Date Of Selection	Was A Local Site Assessment Used? Yes <input type="checkbox"/> No <input type="checkbox"/>			
Reason For Selection:					

**CORRESPONDENCE
CITY OF BILOXI
FLOODPLAIN ADMINISTRATOR**

June 25, 2008
N-S Project No. 7087.001

Mr. Rick Stickler, Floodplain Manager
City of Biloxi
140 Lameuse Street
Biloxi, Mississippi 39533

REFERENCE: PROPOSED NEW PUBLIC WORKS FACILITY
DELAUNEY-ESTERS PARCELS
PARCELS NO. 1410F-03-104.000 and 1410F-03-105.001
BILOXI, MISSISSIPPI

Dear Mr. Stickler:

A floodplain determination is requested from your office to complete a draft environmental assessment for FEMA for the above referenced project. Attached you will please find a site location map and a site plan.

Please do not hesitate to contact me at 228-466-5155 should you need any additional information or have any questions. I appreciate your assistance with this matter.

Sincerely,

NEEL-SCHAFFER, INC.



Alane C. Young, RPG
Environmental Science Project Manager

Enclosure or Attachment: Site location map and site plan



Community Development Department

Federal Programs Division
 676 Dr. Martin Luther King Blvd
 P. O. Box 508
 Biloxi, MS 39533-0508
 Phone: 228-435-6280
 FAX: 228-435-6188

May 28, 2008

Delauney and Esters
 Biloxi, MS 39530

Parcel Number: 1410F-03-104.000 and 1410F-03-105.001

Dear Sir or Madam:

The property located at Delauney and Esters St, Biloxi, MS (parcel numbers 1410F-03-104.000 and 1410F-03-105.001) **is currently not located in the Special Flood Hazard Area (SFHA) or Coastal Barrier Resources System (CBRS). However FEMA has released the new Digital Flood Insurance Rate Maps that will become effective later this year, and the above mentioned property will then be located in the Special Flood Hazard Area (SFHA) with a base flood elevation of 17' above msl.**

This information is based on the FIRM 285252 0008 C for this community. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property may be damaged by a flood greater than predicted on a FIRM or from a local drainage problem not shown on the map. This letter does not create liability on the part of the city or any officer or employee thereof, for any damage that results from reliance on the information.

Be advised that all repairs, reconstruction, and new construction are subject to the provisions of the City of Biloxi Building codes and ordinances and will require a building permit. Construction activities that occur without a proper permit are considered to be non-compliant and may result in daily fines and/or the removal of the non-compliant construction.

To schedule a meeting or discuss questions regarding this determination, please call the Community Development Department between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

Sincerely,

Richard Stickler
 Floodplain Administrator

CORRESPONDENCE
MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

August 21, 2008
N-S Project No. 7087.001

Ms. Willa Henriksen
Bureau Director, Wetlands Permitting
Mississippi Department of Marine Resources
Coastal Zone Management
1141 Bayview Avenue, Suite 101
Biloxi, Mississippi 39530

REFERENCE: PROPOSED NEW PUBLIC WORKS FACILITY
DELAUNEY-ESTERS PARCELS
PARCEL NO. 1410F-03-104.000 and 1410F-03-105.001
BILOXI, (HARRISON COUNTY) MISSISSIPPI

Dear Ms. Henriksen:

A determination is requested from your office to complete a draft environmental assessment for FEMA for the above referenced project. Attached you will please find a topographic map depicting the location of the proposed project, as well as a site plan.

The City of Biloxi is applying for FEMA funding for the construction of a new public works facility at the referenced project location.

Please do not hesitate to contact me at 228-466-5155 should you need any additional information or have any questions. I appreciate your assistance with this matter.

Sincerely,

NEEL-SCHAFFER, INC.

Alane C. Young, RPG
Environmental Science Project Manager

Attachment: Property Location Map and Site Map



**MISSISSIPPI
DEPARTMENT OF MARINE RESOURCES**

July 15, 2008

Alane C. Young
Neel-Schaffer
772 Howard Avenue
Biloxi, MS 39530

RE: DMR-090019

Dear Ms. Young:

The Department of Marine Resources in cooperation with other state agencies is responsible under the Mississippi Coastal Program (MCP) for managing the coastal resources of Mississippi. Proposed activities in the coastal area are reviewed to insure that the activities are in compliance with the MCP.

The Department has received your request to review the proposed construction of a new public works facility for the City of Biloxi located adjacent to Delauney Street in Biloxi, Harrison County, Mississippi. The Department has no objections provided there are no direct or indirect impacts to coastal wetlands and no coastal program agency objects to the proposal. If wetland impacts are anticipated, an application should be submitted to this office for review. Thank you for the opportunity to comment on your project.

For more information or questions concerning this correspondence, contact Greg Christodoulou with the Bureau of Wetlands Permitting at (228) 523-4109 or greg.christodoulou@dmr.ms.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Willa J. Brantley", is written over a horizontal line.

Willa J. Brantley
Bureau Director, Wetlands Permitting

WJB/gsc

CORRESPONDENCE
UNITED STATES ARMY CORPS OF ENGINEERS

June 25, 2008
N-S Project No. 7087.001

Mr. John McFadyen
U.S. Army Corps of Engineers
CE SAM-RD
Post Office Box 2288
Mobile, Alabama 36628-0001

REFERENCE: PROPOSED NEW PUBLIC WORKS FACILITY
DELAUNEY-ESTERS PARCELS
PARCEL NO. 1410F-03-104.000 and 1410F-03-105.001
BILOXI, MISSISSIPPI

Dear Mr. McFadyen:

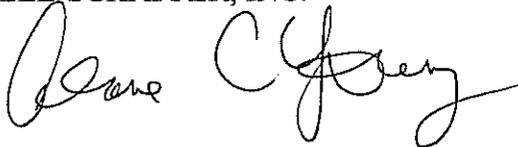
A determination is requested from your office to complete a draft environmental assessment for FEMA for the above referenced project. Attached you will please find a topographic map depicting the location of the proposed project, as well as a site plan.

The City of Biloxi is applying for FEMA funding for the construction of a public works facility. Historic research conducted during the Phase I Environmental Site Assessment of this property indicates both parcels were developed by the early 1950s.

Please do not hesitate to contact me at 228-466-5155 should you need any additional information or have any questions. I appreciate your assistance with this matter.

Sincerely,

NEEL-SCHAFFER, INC.



Alane C. Young, RPG
Environmental Science Project Manager

Attachment: Property Location Map and Site Plan

engineers
planners
surveyors
environmental
scientists
landscape
architects

meF

June 25, 2008
N-S Project No. 7087.001

Mr. John McFadyen
U.S. Army Corps of Engineers
CE SAM-RD
Post Office Box 2288
Mobile, Alabama 36628-0001

U.S. Army Corps of Engineers **SAM-2008-00973-JBM**

A Department of the Army permit will not be required for your project as proposed

John B. McJodgen 7/8/08
PROJECT MANAGER DATE
REGULATORY DIVISION

Site is upland, no wetlands

SAM-2008-00973-JBM

REFERENCE: PROPOSED NEW PUBLIC WORKS FACILITY
DELAUNEY-ESTERS PARCELS
PARCEL NO. 1410F-03-104.000 and 1410F-03-105.001
BILOXI, MISSISSIPPI

Dear Mr. McFadyen:

A determination is requested from your office to complete a draft environmental assessment for FEMA for the above referenced project. Attached you will please find a topographic map depicting the location of the proposed project, as well as a site plan.

The City of Biloxi is applying for FEMA funding for the construction of a public works facility. Historic research conducted during the Phase I Environmental Site Assessment of this property indicates both parcels were developed by the early 1950s.

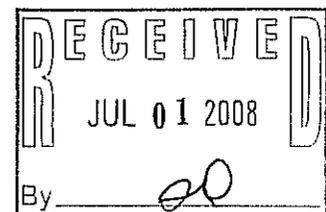
Please do not hesitate to contact me at 228-466-5155 should you need any additional information or have any questions. I appreciate your assistance with this matter.

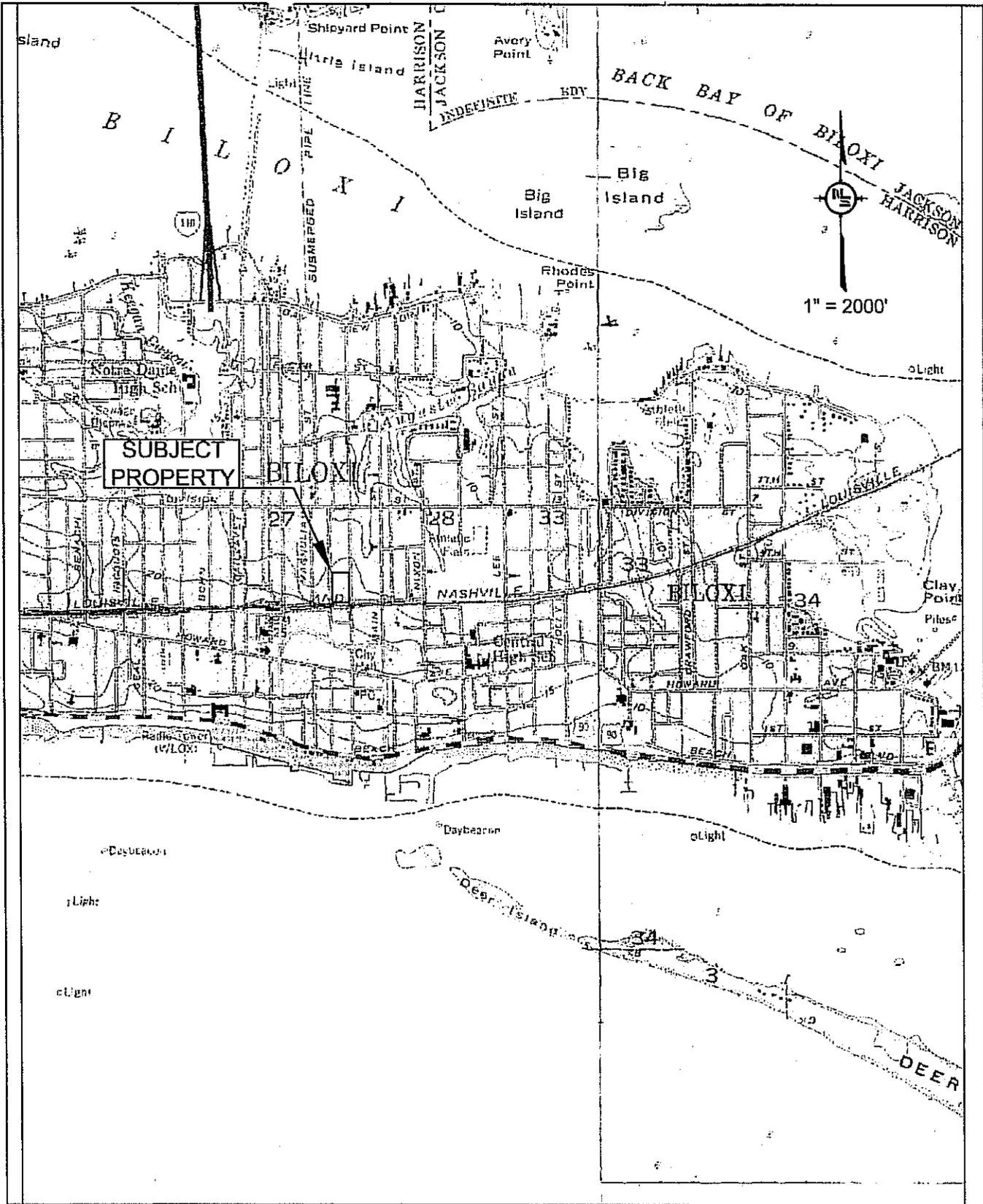
Sincerely,

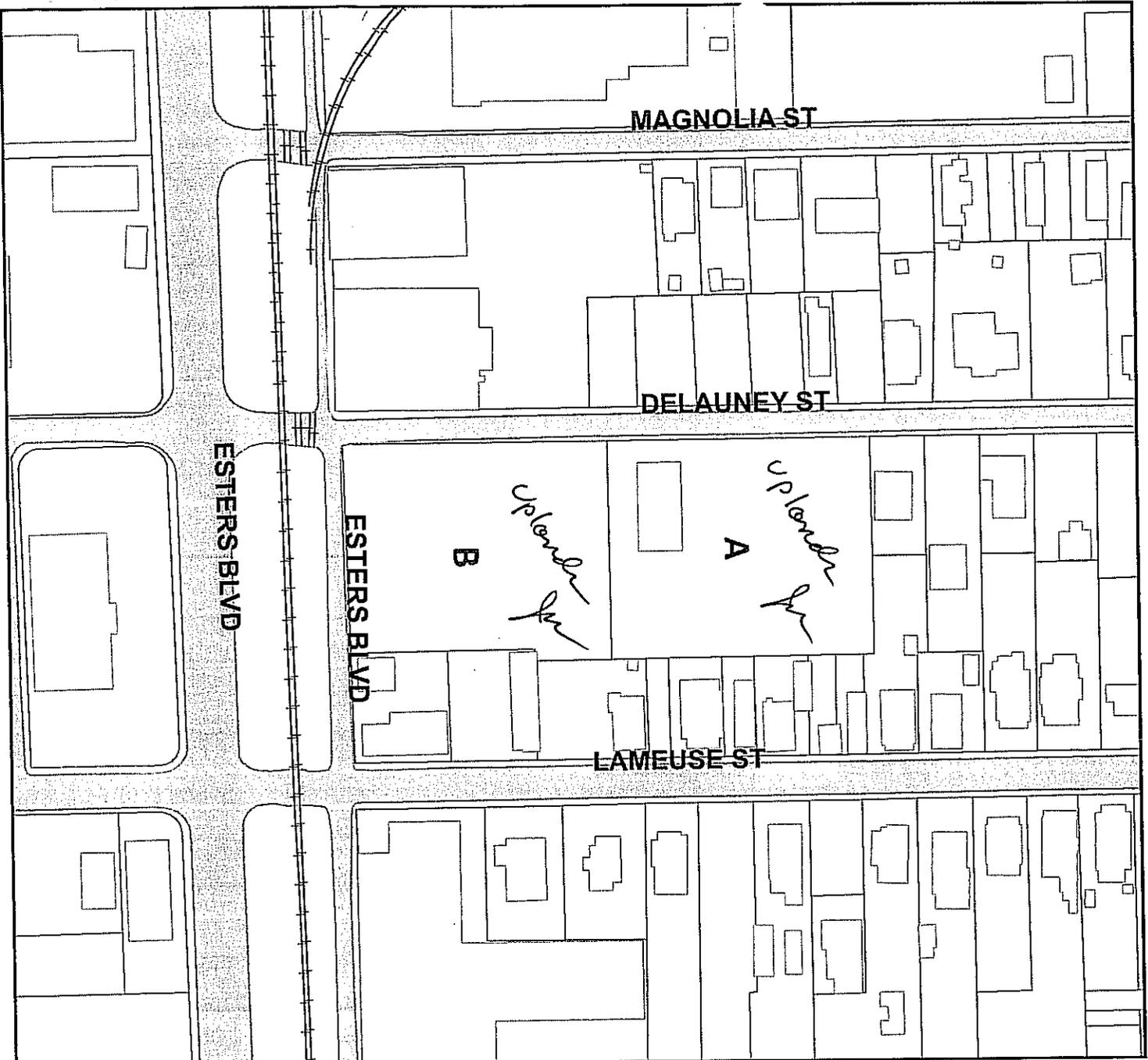
NEEL-SCHAFFER, INC.

Alane C. Young, RPG
Environmental Science Project Manager

Attachment: Property Location Map and Site Plan







A.

COASTAL PROPERTY
 MANAGEMENT SERVICE
 220 DELAUNEY ST.
 BILOXI, MS 39530
 PARCEL NO:
 1410F-03-104.000

B.

GREGORY D. GREENWELL
 220 DELAUNEY ST.
 BILOXI, MS 39530
 PARCEL NO:
 1410F-03-105.001



CORRESPONDENCE
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

June 25, 2008
N-S Project No. 7087.001

Mr. Jason Speed
Air Quality Impact Review
c/o Air Toxics Branch
101 West Capitol Street, Suite 100
Jackson, Mississippi 39201

REFERENCE: PROPOSED NEW PUBLIC WORKS FACILITY
DELAUNEY-ESTERS PARCELS
PARCEL NO. 1410F-03-104.000 and 1410F-03-105.001
BILOXI, (HARRISON COUNTY) MISSISSIPPI

Dear Mr. Speed:

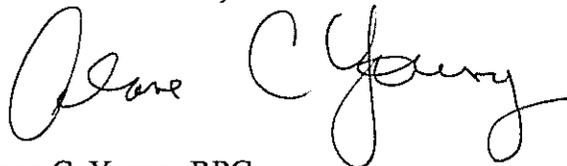
A determination is requested from your office to complete a draft environmental assessment for FEMA for the above referenced project. Attached you will please find a topographic map depicting the location of the proposed project, as well as a site plan.

The City of Biloxi is applying for FEMA funding for the construction of a new public works facility at the referenced project location.

Please do not hesitate to contact me at 228-466-5155 should you need any additional information or have any questions. I appreciate your assistance with this matter.

Sincerely,

NEEL-SCHAFFER, INC.



Alane C. Young, RPG
Environmental Science Project Manager

Enclosure or Attachment: Site location map and site plan



STATE OF MISSISSIPPI
HALEY BARBOUR
GOVERNOR
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
TRUDY D. FISHER, EXECUTIVE DIRECTOR

July 9, 2008

Ms. Alane C. Young
NEEL-SCHAFFER, Inc
772 Howard Ave
Biloxi, MS 39530

RE: City of Biloxi- Public Works Facility

Dear Ms. Alane C. Young:

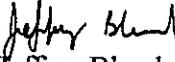
We have reviewed the information that has been provided to us concerning the referenced project. As a result, we are of the opinion that this project will cause no significant adverse ambient air quality impact. This is based on the understanding that there will be no air emissions equipment installed without first obtaining required permits from the Mississippi Department of Environmental Quality Permit Board. Also, there must be no building demolition or renovation activities that fail to comply with the Departments asbestos and lead-based paint control regulations. Guidance is enclosed to assist in the determination of the need for permitting and applicability of asbestos and lead-based paint control regulations. We will be glad to provide additional guidance should it be needed.

To expedite handling of future requests concerning ambient air quality impact, please forward correspondence to:

Air Quality Impact Review
Air Toxics Branch
P.O. Box 2261
Jackson, MS 39225

If you have any questions or need further assistance, please do not hesitate to contact me at (601) 961-5112

Sincerely yours,


Jeffrey Bland
Air Toxics Branch

Enclosures

CORRESPONDENCE
UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

June 25, 2008
N-S Project No. 7087.001

Mr. Louis Hill
U.S. EPA, Region IV
Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303-8960

REFERENCE: PROPOSED NEW PUBLIC WORKS FACILITY
 DELAUNEY-ESTERS PARCELS
 PARCEL NO. 1410F-03-104.000 and 1410F-03-105.001
 BILOXI, (HARRISON COUNTY) MISSISSIPPI

Dear Mr. Hill:

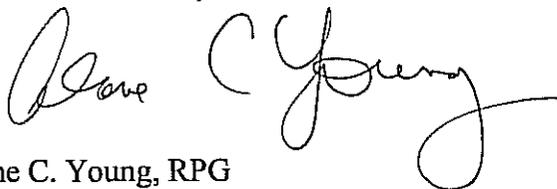
A *Water Quality, Sole Source Aquifer* determination is requested from your office to complete a draft environmental assessment for FEMA for the above referenced project. Attached you will please find a topographic map depicting the location of the proposed project, as well as a site plan.

The City of Biloxi is applying for FEMA funding for the construction of a new public works facility at the referenced project location.

Please do not hesitate to contact me at 228-466-5155 should you need any additional information or have any questions. I appreciate your assistance with this matter.

Sincerely,

NEEL-SCHAFFER, INC.



Alane C. Young, RPG
Environmental Science Project Manager

Enclosure or Attachment: Site location map and site plan



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 4
ATLANTA FEDERAL CENTER
61 FORSYTH STREET
ATLANTA, GEORGIA 30303-8960

July 23, 2008

Alane C. Young, RPG
Neel-Schaffer
772 Howard Avenue
Biloxi, MS 39530

Subject: Proposed New Public Works Facility Delauney-Esters Parcels, Parcel No. 1410F-03-104.000 and 1410F-03-105.001 Biloxi, (Harrison County) Mississippi

Dear Mr. Young:

The U.S. Environmental Protection Agency (EPA), Region 4, has received your request to assess the above referenced project and we have reviewed it pursuant to Section 1424(e) of the Safe Drinking Water Act. The assessment is to determine if the project lies within the boundaries (recharge and streamflow source zones) of an EPA designated Sole Source Aquifer (SSA); and to determine if the project poses potential, adverse health or environmental impacts. A sole source aquifer is the sole or principal water source for a designated area. If the aquifer is contaminated, there would be a significant hazard to public health and an economic burden for those using the aquifer to tap into and deliver drinking water from another water source.

Regulatory groups within the EPA responsible for administering other programs may, at their own discretion and under separate cover, provide additional comments. The project has been determined to lie **outside of** the designated boundaries of the Southern Hills Regional Aquifer. Therefore, a sole source aquifer review for this project is not necessary.

Thank you for your concern with the environmental impacts of this project. If you have any questions, please contact me at 404-562-9443.

Sincerely,

A handwritten signature in black ink, appearing to read "Alanna M. Conley".

Alanna M. Conley
Environmental Scientist
Ground Water and UIC Section



Sole Source Aquifers in the Southeast

The Environmental Protection Agency (EPA) defines a sole source aquifer as an underground water source that supplies at least 50 percent of the drinking water consumed in the area

On This Page...

- [Sole Source Aquifers in the Southeast](#)
- [Biscayne Aquifer](#)
- [Southern Hills Regional Aquifer System](#)
- [Volusia-Floridan Aquifer](#)
- [Petition for Sole Source Aquifer Designation](#)
- [Post-Designation Review Authority](#)
- [Sole Source Coordinator](#)

overlying the aquifer. These areas have no alternative drinking water source(s) that could physically, legally, and economically supply all those who depend upon the aquifer for drinking water.

The [Sole Source Aquifer Program](#) is authorized by Section 1424(e) of the Safe Drinking Water Act of 1974. Designation of an aquifer as a sole source aquifer provides EPA with the authority to review federal financially assisted projects planned for the area to determine their potential for contaminating the aquifer.

Federally funded projects reviewed by EPA under the Sole Source Aquifer Program may include, but are not limited to, highway improvements and new road construction, public water supply wells, transmission lines, wastewater treatment facilities, construction projects involving disposal of storm water, and agricultural projects involving management of animal waste. Proposed projects that are funded entirely by state, local, or private concerns are not subject to EPA review.

Sole Source Aquifers in the Southeast

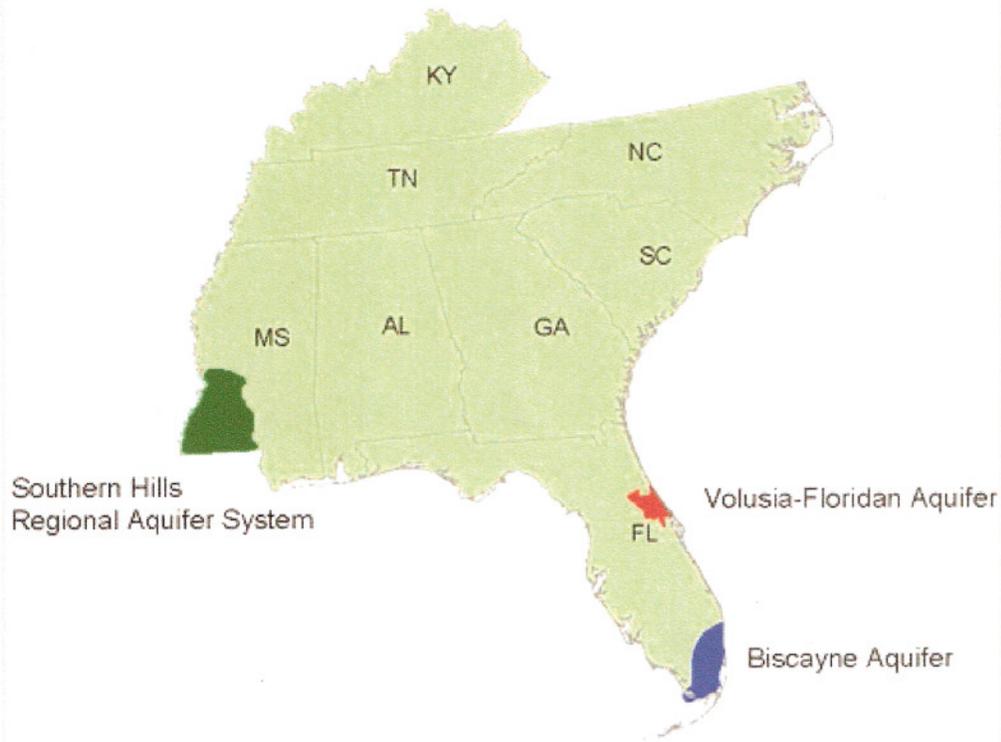
EPA has designated three sole source aquifers that are entirely or partially within Region 4:

- [Biscayne Aquifer](#) in south Florida
- [Southern Hills Regional Aquifer System](#) in eastern Louisiana and southwestern Mississippi
- [Volusia-Floridan Aquifer](#) in east-central Florida.

Approximate Boundaries of Region 4 Sole Source Aquifers

Biscayne Sole Source Aquifer

The Biscayne Aquifer lies within an area of south Florida bounded by the Atlantic Ocean and the Gulf of Mexico between Whitewater Bay in Monroe County and Delray Beach in Palm Beach County; and by a line drawn from the mouth of Whitewater Bay northeasterly and northerly to the intersection of the northern boundary of Monroe County and the western



Additional information about the Biscayne Aquifer, the Southern Hills Regional Aquifer System, and the Volusia-Floridan Aquifer is available below.

boundary of Dade County; and thence northerly and northeasterly to the intersection of the North New River Canal and the boundary line separating Broward and Palm Beach Counties; and finally east-northeasterly to Delray Beach. The enclosed area includes all of Dade County and parts of Broward, Monroe and Palm Beach Counties.

Southern Hills Regional Sole Source Aquifer System

The designation area covers all of ten parishes in Louisiana (E. Baton Rouge, E. Feliciana, Livingston, Pointe Coupee, St. Helena, St. Tammany, Tangipahoa, Washington, W. Baton Rouge and W. Feliciana) and in Mississippi all of ten counties (Adams, Amite, Claiborne, Copiah, Franklin, Jefferson, Lincoln, Pike, Walthall and Wilkinson) as well as the parts of Hinds and Warren Counties underlain by the Catahoula Sandstone, and those portions of Marion and Lawrence Counties west of the Pearl River.

Volusia-Floridan Sole Source Aquifer

The northern boundary of the designated area begins at the southeast corner of Flagler Beach State Park and curves south and west through the community of Karona at U.S. Highway Route Number 1. The boundary continues southwest, west and northwest to the intersection of Haw Creek and Crescent Lake. The boundary then follows the west bank of Crescent Lake to Dunn's Creek and follows the west bank of Dunn's Creek to its intersection with the St. John's River. The border of the designated area then follows the east bank of Lake George to its intersection with the boundary of Volusia County. The boundary of the designated area and the boundary of Volusia county are congruent for the remainder of the area's western and southern boundaries to the Atlantic Ocean. The area's eastern boundary is the Atlantic Ocean.

The designated area includes all of Volusia County and portions of Flagler and Putnam Counties, Florida and extends approximately 1,450 square miles. Major cities in the area include Ormond Beach, Daytona Beach, New Smyrna Beach and Deland.

Petition for Sole Source Aquifer Designation

Even though EPA has authority to initiate sole source aquifer (SSA) petitions, EPA normally responds only to submitted petitions. Any individual, corporation, company, association,

partnership, state, municipality, or federal agency may petition for SSA designation.

EPA published the [Sole Source Aquifer Designation Petitioner Guidance](#) to assist those interested in preparing and submitting SSA designation petitions.

Post-Designation Review Authority and Coordination

Federal financially assisted projects that lie within the SSA boundaries should be sent to the appropriate EPA regional office for aquifer impact determination review. Projects outside of the SSA boundaries and/or that do not receive federal funding are not required to have an SSA impact review.

EPA Region 4 Sole Source Coordinator

[Alanna Conley](mailto:conley.alanna@epa.gov) (conley.alanna@epa.gov)
EPA Region 4 Sole Source Aquifer Coordinator
Ground Water & UIC Section
61 Forsyth Street, Atlanta, GA 30303
(404) 562-9443

For information about the contents of this page, please contact GWUIC.R4@epa.gov

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EPA Region 4 Sole Source Coordinator

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EPA Region 4 Sole Source Aquifer Coordinator
Ground Water & UIC Section
61 Forsyth Street, Atlanta, GA 30303
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CORRESPONDENCE
UNITED STATES FISH AND WILDLIFE SERVICE

June 25, 2008
N-S Project No. 7087.001

Ms. Kathy Lunceford
U.S. Fish and Wildlife Service
6578 Dogwood Parkway, Suite A
Jackson, Mississippi 39213

REFERENCE: PROPOSED NEW PUBLIC WORKS FACILITY
 DELAUNEY-ESTERS PARCELS
 PARCEL NO. 1410F-03-104.000 and 1410F-03-105.001
 BILOXI, (HARRISON COUNTY) MISSISSIPPI

Dear Ms. Lunceford:

A determination is requested from your office to complete a draft environmental assessment for FEMA for the above referenced project. Attached you will please find a topographic map depicting the location of the proposed project, as well as a site plan.

The City of Biloxi is applying for FEMA funding for the construction of a new public works facility at the referenced project location.

Please do not hesitate to contact me at 228-466-5155 should you need any additional information or have any questions. I appreciate your assistance with this matter.

Sincerely,

NEEL-SCHAFFER, INC.



Alane C. Young, RPG
Environmental Science Project Manager

Enclosure or Attachment: Site location map and site plan

engineers
planners
surveyors
environmental
scientists
landscape
architects

RECEIVED

JUL 1 2008

By MS Field Office

June 25, 2008
N-S Project No. 7087.001

Ms. Kathy Lunceford
U.S. Fish and Wildlife Service
6578 Dogwood Parkway, Suite A
Jackson, Mississippi 39213

REFERENCE: PROPOSED NEW PUBLIC WORKS FACILITY
DELAUNEY-ESTERS PARCELS
PARCEL NO. 1410F-03-104.000 and 1410F-03-105.001
BILOXI, (HARRISON COUNTY) MISSISSIPPI

Dear Ms. Lunceford:

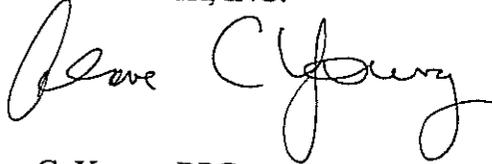
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Please do not hesitate to contact me at 228-466-5155 should you need any additional information or have any questions. I appreciate your assistance with this matter.

Sincerely,

NEEL-SCHAFFER, INC.



Alane C. Young, RPG
Environmental Science Project Manager

No federally listed endangered, threatened,
or candidate species present

Saba Chandler

U.S. Fish and Wildlife Service
Mississippi Field Office
6578 Dogwood View Pkwy
Jackson, MS 39213

Log # 08-663 Date 7/2/08

Enclosure or Attachment: Site location map and site plan

CORRESPONDENCE
MISSISSIPPI DEPARTMENT OF ARCHIVES AND HISTORY
MISSISSIPPI BAND OF CHOCTAW INDIANS
CHOCTAW NATION OF OKLAHOMA

June 25, 2008
N-S Project No. 7087.001

Mr. Jim Woodrick
Mississippi Department of Archives & History
P.O. Box 571
Jackson, Mississippi 39205-0571

REFERENCE: PROPOSED NEW PUBLIC WORKS FACILITY
DELAUNEY-ESTERS PARCELS
PARCEL NO. 1410F-03-104.000 and 1410F-03-105.001
BILOXI, MISSISSIPPI

Dear Mr. Woodrick:

The City of Biloxi is applying for FEMA funding for the construction of a new public works facility at the referenced project location. Therefore, we are writing to request your comments under Section 106 of the Historic Preservation Act. We would like to work with you to comply with Section 106, and to complete this urgently needed project. Attached you will please find a map depicting the project location, a site plan, and photographs of the property and adjacent buildings.

Please do not hesitate to contact me at 228-466-5155 should you need any additional information or have any questions. I appreciate your assistance with this matter.

Sincerely,

NEEL-SCHAFFER, INC.



Alane C. Young, RPG
Environmental Science Project Manager

Enclosure or Attachment: Site location map, site plan and photographs



HISTORIC PRESERVATION
Ken P'Pool, director • Jim Woodrick, acting director
PO Box 571, Jackson, MS 39205-0571
601-576-6940 • Fax 601-576-6955
mdah.state.ms.us

July 7, 2008

Alane C. Young
Environmental Science Project Officer
Neel-Schaffer
772 Howard Avenue
Biloxi, Mississippi 39530

RE: Proposed new public works facility on Delauney-Esters Parcels, Parcels No. 1410F-03-104.000 and 1410F-03-105.001, in Biloxi (FEMA), MDAH Project Log #06-236-08, Harrison County

Dear Alane:

We have reviewed your request for a cultural resources assessment, received on June 30, 2008, for the above referenced project in accordance with our responsibilities under Section 106 of the National Historic Preservation Act and 36 CFR Part 800. Based on the information provided, it is our determination that no properties listed in or eligible for listing in the National Register of Historic Places will be affected. Therefore, we have no objection with the proposed undertaking.

Should there be additional work in connection with the project, or any changes in the scope of work, please let us know in order that we may provide you with appropriate comments in compliance with the above referenced regulations.

If we can be of further assistance, please do not hesitate to contact us at (601) 576-6940.

Sincerely,

A handwritten signature in cursive script that reads "Jim".

Jim Woodrick
Review and Compliance Officer

FOR: H.T. Holmes, State Historic Preservation Officer

c: Clearinghouse for Federal Programs
Mr. Michael Grisham
Environmental Liaison Officer
FEMA-DR-1604-MS
220 Popp's Ferry Road, Bldg. A South
Biloxi, Mississippi 39531

July 8, 2008
N-S Project No. 7087.001

Mr. Terry Cole
Tribal Historic Preservation Officer
Choctaw Nation of Oklahoma
16th & Durant
Durant, OK 74701

REFERENCE: PROPOSED NEW PUBLIC WORKS FACILITY
DELAUNEY-ESTERS PARCELS
PARCEL NO. 1410F-03-104.000 and 1410F-03-105.001
BILOXI, (HARRISON COUNTY) MISSISSIPPI

Dear Mr. Cole:

A determination is requested from your office in order to complete a draft environmental assessment for FEMA for the above referenced project.

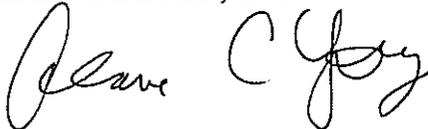
The City of Biloxi is applying for FEMA funding for the construction of a new public works facility at the referenced project location. Attached you will please find a topographic map depicting the location of the proposed project, as well as a site plan.

Ground disturbances are anticipated to be limited to those associated with removal of existing slabs and asphalt paving, and construction of a slab foundation for the new building.

Please do not hesitate to contact me at 228-466-5155 should you need any additional information or have any questions. I appreciate your assistance with this matter.

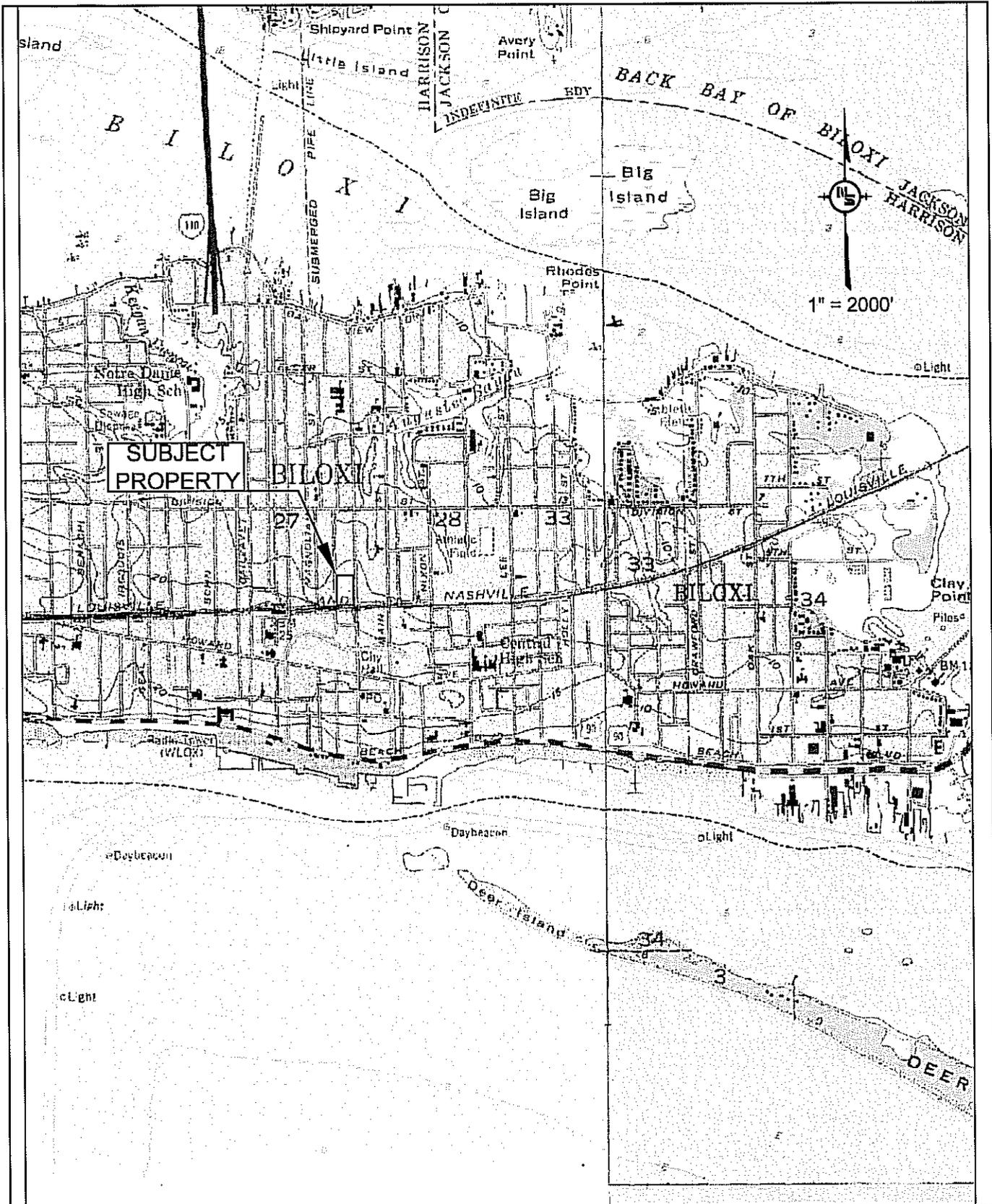
Sincerely,

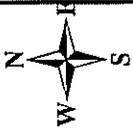
NEEL-SCHAFFER, INC.



Alane C. Young, RPG
Environmental Science Project Manager

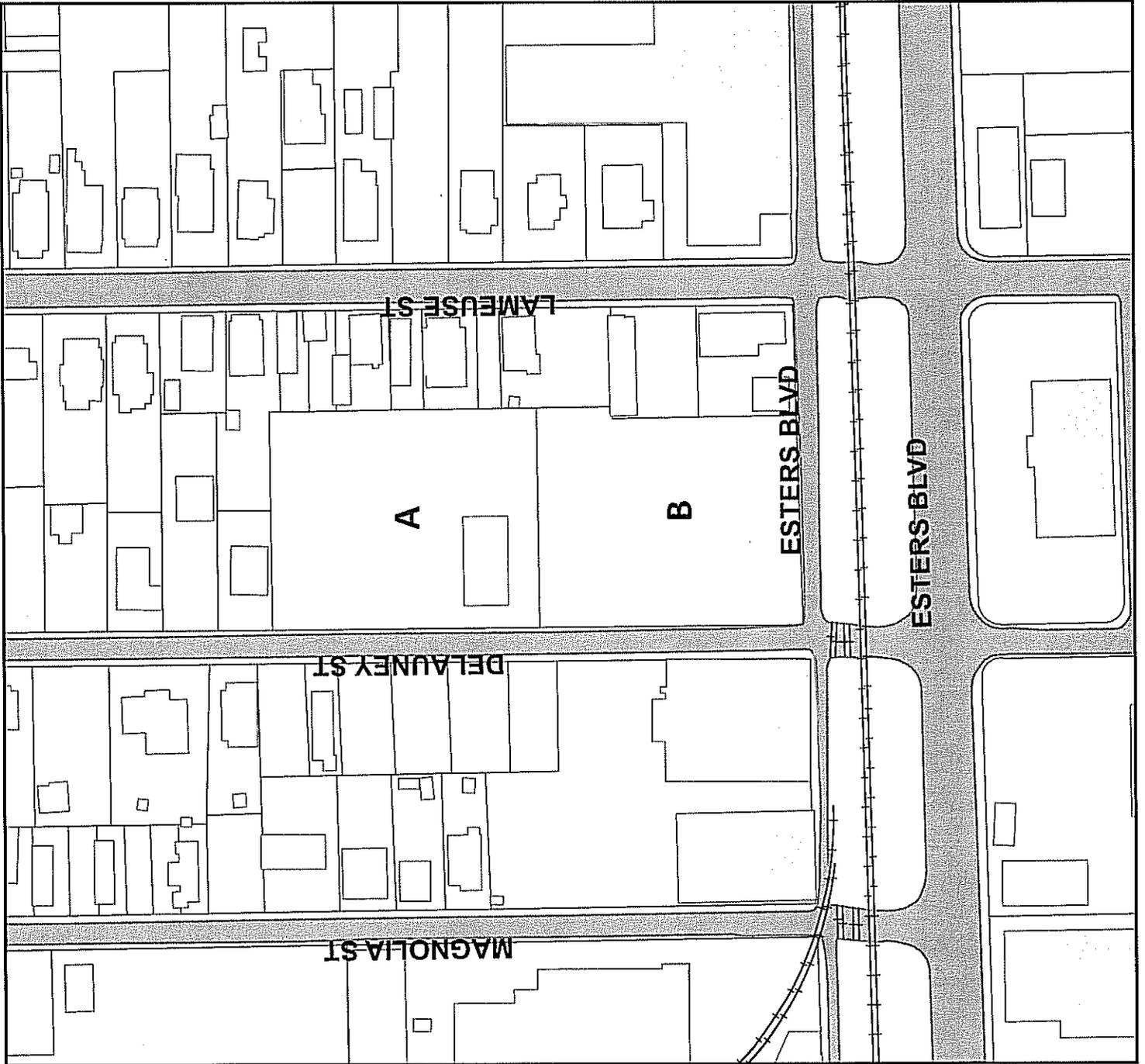
Enclosure or Attachment: Site plan and topographic map





A. COASTAL PROPERTY
MANAGEMENT SERVICE
220 DELAUNEY ST.
BILOXI, MS 39530
PARCEL NO:
1410F-03-104.000

B. GREGORY D. GREENWELL
220 DELAUNEY ST.
BILOXI, MS 39530
PARCEL NO:
1410F-03-105.001



July 8, 2008
N-S Project No. 7087.001

Mr. Kenneth H. Carleton
Tribal Historic Preservation Officer/Archaeologist
Mississippi Band of Choctaw Indians
P.O. Box 6257
Choctaw, Mississippi 39350

REFERENCE: PROPOSED NEW PUBLIC WORKS FACILITY
DELAUNEY-ESTERS PARCELS
PARCEL NO. 1410F-03-104.000 and 1410F-03-105.001
BILOXI, (HARRISON COUNTY) MISSISSIPPI

Dear Mr. Carleton:

A determination is requested from your office in order to complete a draft environmental assessment for FEMA for the above referenced project.

The City of Biloxi is applying for FEMA funding for the construction of a new public works facility at the referenced project location. Attached you will please find a topographic map depicting the location of the proposed project, as well as a site plan.

Ground disturbances are anticipated to be limited to those associated with removal of existing slabs and asphalt paving, and construction of a slab foundation for the new building.

Please do not hesitate to contact me at 228-466-5155 should you need any additional information or have any questions. I appreciate your assistance with this matter.

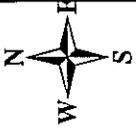
Sincerely,

NEEL-SCHAFFER, INC.



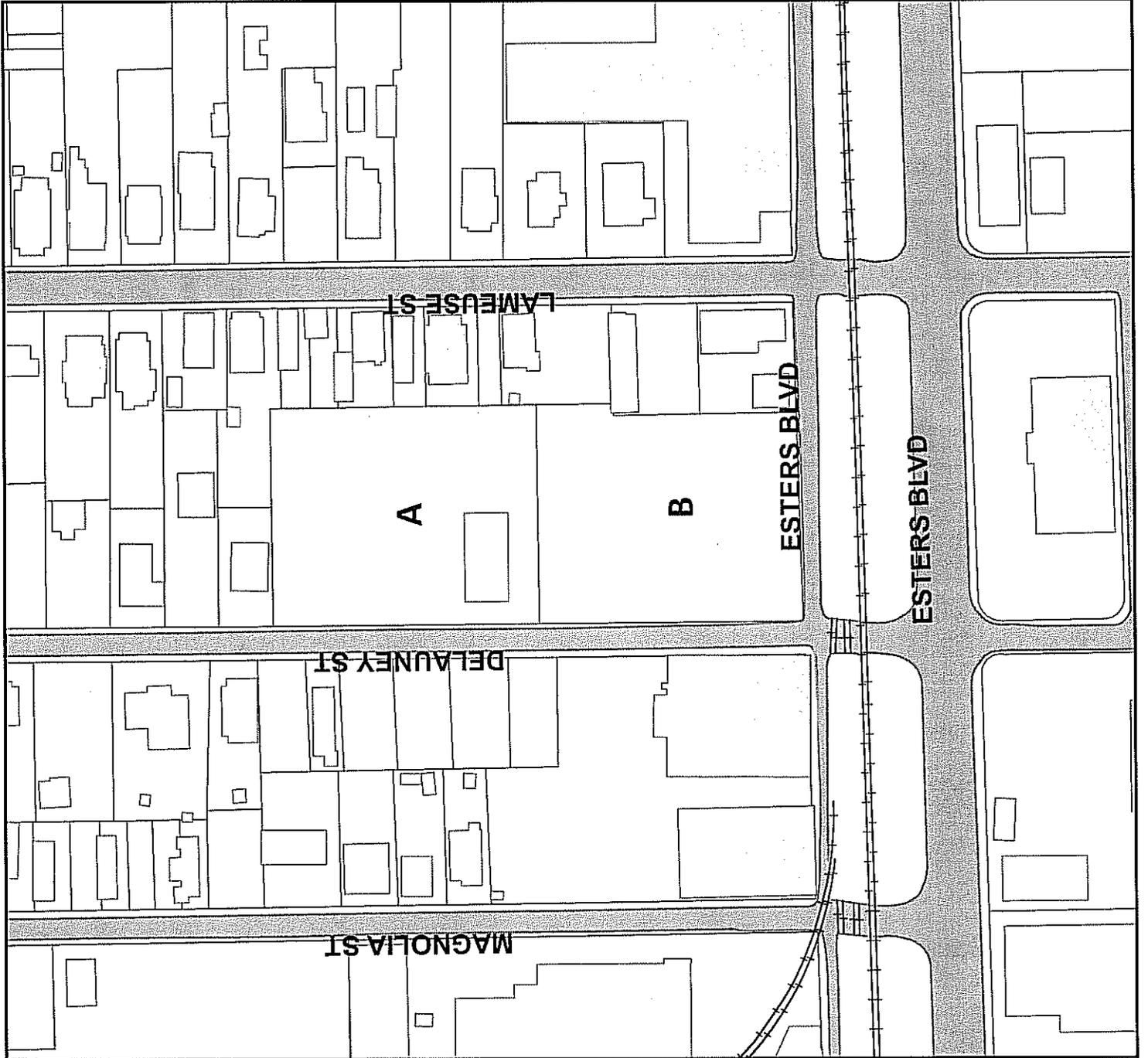
Alane C. Young, RPG
Environmental Science Project Manager

Enclosure or Attachment: Site plan and topographic map



A. COASTAL PROPERTY
MANAGEMENT SERVICE
220 DELAUNEY ST.
BILOXI, MS 39530
PARCEL NO:
1410F-03-104.000

B. GREGORY D. GREENWELL
220 DELAUNEY ST.
BILOXI, MS 39530
PARCEL NO:
1410F-03-105.001



APPENDIX C
PUBLIC NOTICE OF DRAFT EA

**Federal Emergency Management Agency
PUBLIC NOTICE
Notice of Availability of the Draft Environmental Assessment (DEA)
for the proposed Biloxi Public Works Complex Project
Harrison County, Mississippi
FEMA-1604-DR-MS**

Interested persons are hereby notified that the Federal Emergency Management Agency (FEMA) is proposing to assist the City of Biloxi in the funding of a construction project for the proposed Biloxi Public Works Facility in Biloxi, Harrison County, Mississippi.

The proposed project will replace four City of Biloxi Public Works Department buildings that were destroyed by Hurricane Katrina: The Fleck Wire Building at 275 Oak Street, the Old City Barn at 311 Division Street, the Old City Barn Quonset Hut at 311 Division Street, and the Lighthouse Fishing Dock Maintenance Facility at Lee Street and Bayview Street, as well as two damaged Public Works buildings at 780 Esters Boulevard.

Under the Proposed Action Alternative, the City of Biloxi proposes to replace and consolidate the destroyed and damaged Public Works facilities by constructing four new buildings on Parcels 1410F-03-104.000, 1410F-03-105.001, 1410F-06-018.000, 1410F-06-019.000, 1410F-06-020.000, 0001410F-06-021.000, and 1410F-06-022.000, located at the northeast and northwest corners of the intersection of Delauney Street and Esters Boulevard in Biloxi, Mississippi. The new buildings will include a 24,200-square foot Public Works facility building, a 16,200-square foot warehouse, a 6,300-square foot shop building, and a 10,400-square foot vehicle maintenance building.

In accordance with the National Environmental Policy Act (NEPA) of 1969, National Historic Preservation Act (NHPA), Executive Order 11988, Executive Order 11990, and the implementing regulations of FEMA, an Environmental Assessment (EA) was prepared to assess the potential impacts of the Proposed Action on the human and natural environment. The Draft EA summarizes the purpose and need, alternatives, affected environmental, and potential environmental consequences for the proposed action. The draft EA is available for comment and can be viewed and downloaded from FEMA's website at <http://www.fema.gov/plan/ehp/envdocuments/ea-region4.shtm> or viewed and copies at the following locations:

- City of Biloxi, Public Works Department
780 Esters Boulevard
Biloxi, Mississippi 39530
Monday – Friday 7:30 a.m. – 4:00 p.m.

- East Biloxi Temporary Library
150 Bellman Street
Biloxi, Mississippi 39530
Monday – Thursday 9:00 a.m. – 6 p.m. and Friday 11:00 a.m. – 4:00 p.m.

The comment period will conclude 15 days after the initial notice publication date of August 23, 2008. Written comments on the draft EA can be mailed or faxed to the contact below. If no substantive comments are received, the Draft EA and associated Finding of No Significant Impact (FONSI) will become final. Substantive comments will be addressed as appropriate in the final documents.

Michael Grisham
FEMA Environmental Liaison Officer
FEMA/State Transitional Recovery Officer
220 Popps Ferry Road, Building A South
Biloxi, MS 39565
FAX – (228) 385-7884