Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58

Project Information

Project Name: Celebration-Acres
HEROS Number: 900000010159382

Responsible Entity (RE): BOISE, PO Box 500 Boise ID, 83701
RE Preparer: Gary Campbell
State / Local Identifier:
Certifying Officer: Mayor Lauren McLean
Grant Recipient (if different than Responsible Entity):
Point of Contact: Rhiannon Avery
Consultant (if applicable):
Point of Contact:
Project Location: 10881 W Florence Dr, Boise, ID 83713
Additional Location Information:
N/A

Direct Comments to:
boiseconsolidatedplanning@cityofboise.org
Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
The project will utilize a vacant parcel that has been owned by the development team since 2008. This project will feature up to 38 units in two phases that will be comprised of 2,3, and 4 bedroom units. All units will be for those earning less than 80% of area median income. Amenities will include landscaped open space with a tot lot, barbecue area, and leasing and maintenance offices. The community building will feature a computer lab/business center, meeting space, and a supportive service office for all residents to enjoy. The development will consist of (18) two bedrooms, six (6) three bedrooms, and four (4) four-bedroom units ranging from 1,003 - 1,309 square feet. Each unit will feature modern amenities, energy-efficient appliances, washer and dryer hook-ups, and ample storage. Six units (20%) will be fully accessible; two (2) of the accessible units will be equipped for persons with audio or visual impairments. Warm colors and materials on the facade will enhance the building's residential character and create a place for residents to identify as home. The design team and community are mindful of resident safety and security and incorporated Crime Prevention Through Environmental Design (CPTED) design principals and strategies into the site design and operations plan. Surrounding Neighborhood & Proximity to Service & Public Transportation   The Celebration Acres site is 2.94 acres and sits near a regional arterial and near the large urban intersections of N. Five Mile Road and W Fairview Ave. The site is located just east of central Boise in the Maple Grove-Franklin neighborhood, a stable and well-functioning community where services and infrastructure already exist. The proposed development site benefits from nearby public facilities, shopping, cultural opportunities, and easy access to the entire metropolitan area. A major grocery store (Walmart) includes a full-service pharmacy and is within 0.8 miles of the development. Furthermore, there is ready access to public services, including: public transportation, public safety (police and fire), a medical facility, health clinics, educational institutions, grocers offering fresh meats and produce, day care providers, community centers, parks/playgrounds, and various religious organizations all located within a mile of the site. The site is Zoned R-2D/DA, which allows up to 24 dwelling units per gross acre; we choose to develop at density 9.5 units per acre. The proposed two-story structure is allowed within the current zoning and fits into the neighborhood fabric. Neighborhood can be characterized by Single Family and Apartment Homes.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:
The proposed project will provide affordable multi-family housing in Boise, Idaho. High unmet demand, low capture ratio, very low vacancy, a predominance of waiting lists, increasing rental rates, and achieved rents at the maximum AMI rent restriction levels are present throughout the primary market area. Affordable housing is needed in the area to partially meet unmet demand for affordable units.

Existing Conditions and Trends [24 CFR 58.40(a)]:
This project in west Boise will contribute housing in a much needed area that is connected to transportation, jobs, schools, and basic needs. Of priority, is that based on trend data, the City is losing units (primarily for those earning less than 30% of area median income) that households can rent without being cost burdened. The housing units are not physically lost, just the rents that those earning lower AMIs can afford.

Maps, photographs, and other documentation of project location and description:  
Project Overview.pdf  
10881 Florence Way Property Info.pdf
Determination:

- Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
- Finding of Significant Impact

Approval Documents:

7015.15 certified by Certifying Officer
on:

7015.16 certified by Authorizing Officer
on:

Funding Information

<table>
<thead>
<tr>
<th>Grant / Project Identification Number</th>
<th>HUD Program</th>
<th>Program Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>IDIS1195</td>
<td>Community Planning and Development (CPD)</td>
<td>HOME Program</td>
</tr>
</tbody>
</table>

Estimated Total HUD Funded, Assisted or Insured Amount: $1,600,000.00

Estimated Total Project Cost [24 CFR 58.2 (a)(5)]: $10,000,000.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

<table>
<thead>
<tr>
<th>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6</th>
<th>Are formal compliance steps or mitigation required?</th>
<th>Compliance determination (See Appendix A for source determinations)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D</td>
<td>☐ Yes ☑ No</td>
<td>The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.</td>
</tr>
<tr>
<td>Statute, Executive Order, or Regulation</td>
<td>Yes/No</td>
<td>Compliance Information</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>--------</td>
<td>-----------------------</td>
</tr>
<tr>
<td><strong>Coastal Barrier Resources Act</strong></td>
<td>Yes/No</td>
<td>This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.</td>
</tr>
<tr>
<td>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</td>
<td>Yes/No</td>
<td></td>
</tr>
<tr>
<td><strong>Flood Insurance</strong></td>
<td>Yes/No</td>
<td>Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.</td>
</tr>
<tr>
<td><strong>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Air Quality</strong></td>
<td>Yes/No</td>
<td>The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.</td>
</tr>
<tr>
<td>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</td>
<td>Yes/No</td>
<td></td>
</tr>
<tr>
<td><strong>Coastal Zone Management Act</strong></td>
<td>Yes/No</td>
<td>This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.</td>
</tr>
<tr>
<td>Coastal Zone Management Act, sections 307(c) &amp; (d)</td>
<td>Yes/No</td>
<td></td>
</tr>
<tr>
<td><strong>Contamination and Toxic Substances</strong></td>
<td>Yes/No</td>
<td>Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.</td>
</tr>
<tr>
<td>24 CFR 50.3(i) &amp; 58.5(i)(2)]</td>
<td>Yes/No</td>
<td></td>
</tr>
<tr>
<td><strong>Endangered Species Act</strong></td>
<td>Yes/No</td>
<td>This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act. No communication was received from Fish and Game.</td>
</tr>
<tr>
<td>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</td>
<td>Yes/No</td>
<td></td>
</tr>
<tr>
<td><strong>Explosive and Flammable Hazards (Above-Ground Tanks)</strong></td>
<td>□ Yes ☑ No</td>
<td>There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.</td>
</tr>
<tr>
<td>--------------------------------------------------------</td>
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</tr>
<tr>
<td><strong>Farmlands Protection</strong></td>
<td>□ Yes ☑ No</td>
<td>This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.</td>
</tr>
<tr>
<td>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Floodplain Management</strong></td>
<td>□ Yes ☑ No</td>
<td>This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.</td>
</tr>
<tr>
<td>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Historic Preservation</strong></td>
<td>□ Yes ☑ No</td>
<td>Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106. As a best practice, an Inadvertent Discovery Plan will be required should any artifacts be unearthed.</td>
</tr>
<tr>
<td>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Noise Abatement and Control</strong></td>
<td>□ Yes ☑ No</td>
<td>A Noise Assessment was conducted. The noise level was acceptable: 52.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.</td>
</tr>
<tr>
<td>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Sole Source Aquifers</strong></td>
<td>□ Yes ☑ No</td>
<td>The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.</td>
</tr>
<tr>
<td>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Wetlands Protection</strong></td>
<td>□ Yes ☑ No</td>
<td>The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.</td>
</tr>
<tr>
<td>Executive Order 11990, particularly sections 2 and 5</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Wild and Scenic Rivers Act</strong></td>
<td>□ Yes ☑ No</td>
<td>This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.</td>
</tr>
<tr>
<td>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**HUD HOUSING ENVIRONMENTAL STANDARDS**

**ENVIRONMENTAL JUSTICE**

<table>
<thead>
<tr>
<th><strong>Environmental Justice</strong></th>
<th>□ Yes ☑ No</th>
<th>No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Order 12898</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]**

**Impact Codes**: An impact code from the following list has been used to make the determination of impact for each factor.

1. Minor beneficial impact
2. No impact anticipated
3. Minor Adverse Impact – May require mitigation
4. Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

<table>
<thead>
<tr>
<th>Environmental Assessment Factor</th>
<th>Impact Code</th>
<th>Impact Evaluation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LAND DEVELOPMENT</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</td>
<td>2</td>
<td>The project is zoned R2D/DA which is residential for up to 14 acres per unit. To meet the demand of 38 units, the project will require an increase in density.</td>
</tr>
<tr>
<td>Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff</td>
<td>3</td>
<td>The Phase I did not some soil irregularities and the potential need for a stormwater agreement with DEQ. Waiting for final information from development team.</td>
</tr>
<tr>
<td>Hazards and Nuisances including Site Safety and Site-Generated Noise</td>
<td>2</td>
<td>Site has been vacant for nearly two decades and is primarily weeds. No noise issues presented as project is in a well established residential neighborhood.</td>
</tr>
<tr>
<td>Energy Consumption/Energy Efficiency</td>
<td>2</td>
<td>Project is not large enough to cause energy consumption problems.</td>
</tr>
<tr>
<td><strong>SOCIOECONOMIC</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Employment and Income Patterns</td>
<td>1</td>
<td>Project is new construction and requires the employment of skilled labor and professionals.</td>
</tr>
<tr>
<td>Demographic Character Changes / Displacement</td>
<td>1</td>
<td>Project meets a need for affordable housing in area. Project is new construction. No displacement will occur.</td>
</tr>
</tbody>
</table>

**COMMUNITY FACILITIES AND SERVICES**
<table>
<thead>
<tr>
<th>Environmental Assessment Factor</th>
<th>Impact Code</th>
<th>Impact Evaluation</th>
<th>Mitigation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LAND DEVELOPMENT</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Educational and Cultural Facilities (Access and Capacity)</td>
<td>3</td>
<td>All school districts in Boise are at capacity; most of the school districts bring in modular buildings to accommodate extra students. Artifacts could potentially occur at the site during ground disturbance activities. Potential minor adverse effects could occur.</td>
<td>As a best practice, the City will require the development team to adhere to an Inadvertent Discovery Plan.</td>
</tr>
<tr>
<td>Commercial Facilities (Access and Proximity)</td>
<td>2</td>
<td>Project is not large enough to pose an adverse impact.</td>
<td></td>
</tr>
<tr>
<td>Health Care / Social Services (Access and Capacity)</td>
<td>2</td>
<td>Project is not large enough to pose an adverse impact.</td>
<td></td>
</tr>
<tr>
<td>Solid Waste Disposal and Recycling (Feasibility and Capacity)</td>
<td>2</td>
<td>Project is not large enough to pose an adverse impact. Public services will be utilized.</td>
<td></td>
</tr>
<tr>
<td>Waste Water and Sanitary Sewers (Feasibility and Capacity)</td>
<td>2</td>
<td>Project is not large enough to pose an adverse impact. Public services will be utilized.</td>
<td></td>
</tr>
<tr>
<td>Water Supply (Feasibility and Capacity)</td>
<td>2</td>
<td>Project is not large enough to pose an adverse impact. Public services will be utilized.</td>
<td></td>
</tr>
<tr>
<td>Public Safety - Police, Fire and Emergency Medical</td>
<td>2</td>
<td>Project is not large enough to pose an adverse impact.</td>
<td></td>
</tr>
<tr>
<td>Parks, Open Space and Recreation (Access and Capacity)</td>
<td>2</td>
<td>Project is not large enough to pose an adverse impact.</td>
<td></td>
</tr>
<tr>
<td>Transportation and Accessibility (Access and Capacity)</td>
<td>2</td>
<td>Public transportation is readily available without adverse impact.</td>
<td></td>
</tr>
<tr>
<td><strong>NATURAL FEATURES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unique Natural Features /Water Resources</td>
<td>2</td>
<td>Site does not have unique natural features or water features. Has been a residential area for nearly 3 decades.</td>
<td></td>
</tr>
<tr>
<td>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</td>
<td>2</td>
<td>Project site is surrounded by development. No significant vegetation or wildlife exists on the site.</td>
<td></td>
</tr>
</tbody>
</table>
Supporting documentation

Inadvertent Discovery Plan (IDP).pdf

Additional Studies Performed:

Field Inspection [Optional]: Date and completed by:
Gary Campbell 6/8/2020 12:00:00 AM

10881 Florence Way Property Info.pdf

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

List of Permits Obtained:
NA

Public Outreach [24 CFR 58.43]:
No public meetings were held for the Environmental Review. The development team has held meetings as required for the plan review.

Cumulative Impact Analysis [24 CFR 58.32]:
The site will be improved by the project and contributes to improving economic stability in the area. There is a strong need for affordable housing in Boise, which is becoming increasingly difficult to provide as there is limited space and cost is so high. As a result of environmental regulations from the funding involved, public safety will be ensured, which may not have been otherwise.
Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]
The project originally was to be 28 units. In conversations with the development team, an agreement was made to increase the density and add a public road. This would benefit the entire area of the project.

No Action Alternative [24 CFR 58.40(e)]
The site is a suitable area for the project. It is affordable, close to amenities, and there is a need for affordable housing, as shown by a high unmet demand and a low capture ratio. This project will support households earning less than 80% AMI for the whole project. Absent the HOME and LIHTC resources, it would be very difficult to get this much housing at rents that can be afforded.

Summary of Findings and Conclusions:
Beneficial impacts of the project include requiring employment of skilled labor and professionals and meeting a need for affordable housing in the area. No structures eligible for National Register of Historic Places occur on the site. If project personnel, contractor or subcontractor believes that a cultural resource has been uncovered at any point in the project, all work adjacent to the discovery must stop. The discovery location should be secured at all times. Artifacts discovered shall be preserved. If human remains are encountered, they shall be carefully covered with a tarp or other like material for temporary protection in place. If there is an archaeological monitor for the project, immediately notify that person. If there is a monitoring plan in place, the monitor will follow its provisions. The project manager and/or cultural resources manager shall be contacted immediately. If these managers cannot be reached, contact the cultural resource specialist for the project.

Mitigation Measures and Conditions [CFR 1505.2(c)]:
Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

<table>
<thead>
<tr>
<th>Law, Authority, or Factor</th>
<th>Mitigation Measure or Condition</th>
<th>Comments on Completed Measures</th>
<th>Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational and Cultural Facilities (Access and Capacity)</td>
<td>As a best practice, the City will require the development team to adhere to an Inadvertent Discovery Plan.</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>
### Mitigation Plan

Not a requirement, but the best practice for the Inadvertent Discovery Plan will be required.  
[Inadvertent Discovery Plan (IDP)(1).pdf](#)

#### Supporting documentation on completed measures
APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

<table>
<thead>
<tr>
<th>General policy</th>
<th>Legislation</th>
<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>It is HUD’s policy to apply standards to prevent incompatible development around civil airports and military airfields.</td>
<td>24 CFR Part 51 Subpart D</td>
<td></td>
</tr>
</tbody>
</table>

1. To ensure compatible land use development, you must determine your site’s proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination
The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

Airport Hazards.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No
Coastal Barrier Resources

<table>
<thead>
<tr>
<th>General requirements</th>
<th>Legislation</th>
<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.</td>
<td>Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)</td>
<td></td>
</tr>
</tbody>
</table>

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

**Are formal compliance steps or mitigation required?**
- Yes
- **✓ No**
Flood Insurance

<table>
<thead>
<tr>
<th>General requirements</th>
<th>Legislation</th>
<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.</td>
<td>Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)</td>
<td>24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).</td>
</tr>
</tbody>
</table>

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

   ✓ No. This project does not require flood insurance or is excepted from flood insurance.

   Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination
Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.

Supporting documentation
Floodplain Protection.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No
### Air Quality

<table>
<thead>
<tr>
<th>General requirements</th>
<th>Legislation</th>
<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.</td>
<td>Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))</td>
<td>40 CFR Parts 6, 51 and 93</td>
</tr>
</tbody>
</table>

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

   ✓ Yes
   
   No

**Air Quality Attainment Status of Project’s County or Air Quality Management District**

2. Is your project’s air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

   ✓ No, project’s county or air quality management district is in attainment status for all criteria pollutants.

   Yes, project’s management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

**Screen Summary**

**Compliance Determination**

The project’s county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.

**Supporting documentation**

[Clean Air Checklist.pdf](Clean_Air_Checklist.pdf)
Are formal compliance steps or mitigation required?

- Yes

✔ No
Coastal Zone Management Act

<table>
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<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.</td>
<td>Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))</td>
<td>15 CFR Part 930</td>
</tr>
</tbody>
</table>

This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.

Screen Summary
Compliance Determination
This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.

Supporting documentation

Are formal compliance steps or mitigation required?

- Yes
- No

✓ No
Contamination and Toxic Substances

It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.

<table>
<thead>
<tr>
<th>General requirements</th>
<th>Legislation</th>
<th>Regulations</th>
</tr>
</thead>
</table>
| It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property. | | 24 CFR 58.5(i)(2)  
24 CFR 50.3(i) |

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

- No

Explain:
Project is in an established area of town, primarily residential housing.

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination
Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project
occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

Toxic Chemicals and Radioactive Materials.pdf
Celebration Acres Phase I ESA.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No
Endangered Species

**General requirements**

| Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”). |
| ESA Legislation | Regulations |

1. **Does the project involve any activities that have the potential to affect species or habitats?**

   ✓ No, the project will have No Effect due to the nature of the activities involved in the project.

   This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.

   Based on the response, the review is in compliance with this section.

   No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office.

   Yes, the activities involved in the project have the potential to affect species and/or habitats.

**Screen Summary**

**Compliance Determination**

This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act. No communication was received from Fish and Game.

**Supporting documentation**
Are formal compliance steps or mitigation required?
Yes
☑ No
**Explosive and Flammable Hazards**

<table>
<thead>
<tr>
<th>General requirements</th>
<th>Legislation</th>
<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.</td>
<td>N/A</td>
<td>24 CFR Part 51 Subpart C</td>
</tr>
</tbody>
</table>

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

   ✓ No

   Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

   No

   ✓ Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

   - Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
   - Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

   If all containers within the search area fit the above criteria, answer “No.” For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer “Yes.”

   ✓ No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.
Screen Summary

Compliance Determination
There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

Flammable and Explosive Checklist.pdf

Are formal compliance steps or mitigation required?

✓ Yes
✓ No
Farmlands Protection

<table>
<thead>
<tr>
<th>General requirements</th>
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</table>

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

The vacant parcel is in a residential area and is the last parcel to connect several residential streets together.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary
Compliance Determination
This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

Farmland Protection.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No
### Floodplain Management

<table>
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<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.</td>
<td>Executive Order 11988</td>
<td>24 CFR 55</td>
</tr>
</tbody>
</table>

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

   - 55.12(c)(3)
   - 55.12(c)(4)
   - 55.12(c)(5)
   - 55.12(c)(6)
   - 55.12(c)(7)
   - 55.12(c)(8)
   - 55.12(c)(9)
   - 55.12(c)(10)
   - 55.12(c)(11)

   ✓ None of the above

2. Upload a FEMA/FIRM map showing the site here:

   [Floodplain Management.pdf](Floodplain Management.pdf)

   The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

   **Does your project occur in a floodplain?**

   ✓ No

   Based on the response, the review is in compliance with this section.

   Yes
Screen Summary
Compliance Determination
This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No
Historic Preservation

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects</td>
<td>Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)</td>
<td>36 CFR 800 “Protection of Historic Properties” [<a href="http://www.access.gpo.gov/nara/cfr/waisdx_10/36cfr800_10.html">http://www.access.gpo.gov/nara/cfr/waisdx_10/36cfr800_10.html</a>]</td>
</tr>
</tbody>
</table>

**Threshold**

Is Section 106 review required for your project?

- No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)
- ✓ No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].
- Yes, because the project includes activities with potential to cause effects (direct or indirect).

Threshold (b). Document and upload the memo or explanation/justification of the other determination below:

No potential to cause effects memo attached.

Based on the response, the review is in compliance with this section.

**Screen Summary**

**Compliance Determination**

Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106. As a best practice, an Inadvertent Discovery Plan will be required should any artifacts be unearthed.

**Supporting documentation**

Historic Preservation Checklist.pdf
Are formal compliance steps or mitigation required?
   Yes
 ✓ No
Noise Abatement and Control

<table>
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</thead>
<tbody>
<tr>
<td>HUD’s noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.</td>
<td>Noise Control Act of 1972</td>
<td>Title 24 CFR 51 Subpart B</td>
</tr>
<tr>
<td></td>
<td>General Services Administration Federal Management Circular 75-2: “Compatible Land Uses at Federal Airfields”</td>
<td></td>
</tr>
</tbody>
</table>

1. **What activities does your project involve? Check all that apply:**

- [✓] New construction for residential use

    NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

- Rehabilitation of an existing residential property

- A research demonstration project which does not result in new construction or reconstruction

- An interstate land sales registration

    Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

    None of the above

4. **Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000’ from a major road, 3000’ from a railroad, or 15 miles from an airport).**

    **Indicate the findings of the Preliminary Screening below:**

    There are no noise generators found within the threshold distances above.
Noise generators were found within the threshold distances.

5. Complete the Preliminary Screening to identify potential noise generators in the

- Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

  Indicate noise level here: 52

Based on the response, the review is in compliance with this section. Document and upload noise analysis, including noise level and data used to complete the analysis below.

- Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

- Unacceptable: (Above 75 decibels)

  HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

  Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

  Indicate noise level here: 52

  Document and upload noise analysis, including noise level and data used to complete the analysis below.

**Screen Summary**

**Compliance Determination**

A Noise Assessment was conducted. The noise level was acceptable: 52.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.

**Supporting documentation**

[Noise Abatement and Control-Part 51B-Checklist.pdf]
Are formal compliance steps or mitigation required?
   Yes
   ✓ No
Sole Source Aquifers

<table>
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<tbody>
<tr>
<td>The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.</td>
<td>Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)</td>
<td>40 CFR Part 149</td>
</tr>
</tbody>
</table>

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

   Yes

   ✓ No

2. Is the project located on a sole source aquifer (SSA)?

   A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

   ✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation
Are formal compliance steps or mitigation required?
  Yes
  ✓ No
Wetlands Protection

<table>
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<tbody>
<tr>
<td>Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service’s National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.</td>
<td>Executive Order 11990</td>
<td>24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.</td>
</tr>
</tbody>
</table>

1. **Does this project involve new construction as defined in Executive Order 11990, expansion of a building’s footprint, or ground disturbance?** The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

   - [ ] No
   - [x] Yes

2. **Will the new construction or other ground disturbance impact an on- or off-site wetland?** The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

   - [x] No, a wetland will not be impacted in terms of E.O. 11990’s definition of new construction.

   Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination.

   - [ ] Yes, there is a wetland that be impacted in terms of E.O. 11990’s definition of new construction.

**Screen Summary**

**Compliance Determination**

11/05/2020 12:14
The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

[Wetland Protection.PDF](#)

Are formal compliance steps or mitigation required?

- Yes
  - Checkmark
- No
  - Checkmark
Wild and Scenic Rivers Act

<table>
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</thead>
<tbody>
<tr>
<td>The Wild and Scenic Rivers Act provides federal protection for certain free-flowing,</td>
<td>The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))</td>
<td>36 CFR Part 297</td>
</tr>
<tr>
<td>wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Is your project within proximity of a NWSRS river?

✔ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.
Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination
This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Wild and Scenic Rivers.pdf]

Are formal compliance steps or mitigation required?

Yes

✔ No
Environmental Justice

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.</td>
<td>Executive Order 12898</td>
<td></td>
</tr>
</tbody>
</table>

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

   Yes

   ✓ No

   Based on the response, the review is in compliance with this section.

Screen Summary
Compliance Determination
No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

Environmental Justice.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No